



**PUBLIC SCHOOL PLANNING STAFF WORKING GROUP (PSPSWG)  
Meeting #2 for 2018**

Stan Boling, Indian River County  
Jason Nunemaker, City of Fellsmere  
Robert Stabe, Town of Indian River Shores  
Jon Teske, School Board

Dorri Bosworth, City of Sebastian  
Timothy McGarry, City of Vero Beach  
Nicholas Westenberger, School Board

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The Public School Planning Staff Working Group will meet at **10:00 a.m. ON FRIDAY, March 16, 2018**, in Conference Room A1-411 of the County Administration Building "A", 1801 27<sup>th</sup> Street, Vero Beach.

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**AGENDA**

1. Approval of minutes from February 2, 2018 Meeting [attached]
2. Review of Draft Annual School Concurrency Assessment Report for 2017-2018 [attached]
3. Update on various enrollment statistics [attached]
4. Other matters
5. Adjournment

ANYONE WHO NEEDS A SPECIAL ACCOMMODATION FOR THIS MEETING MUST CONTACT THE COUNTY'S AMERICANS WITH DISABILITIES ACT (ADA) COORDINATOR AT 772-226-1223 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.

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

The Indian River County Public School Planning Staff Working Group (PSPSWG) met on Friday, February 2, 2018, at 10:00 a.m. in Conference Room A1-411, County Administration Building "A" of the County Administration Building, 1801 27<sup>th</sup> Street, Vero Beach, Florida.

Members Present: **Stan Boling**, Director, IRC Community Development Department; **Jason Nunemaker**, City Manager, City of Fellsmere **Robert Stabe**, Town Manager, Town of Indian River Shores; **Dorri Bosworth**, City of Sebastian; **Nick Westenberger**, School District Director of Facilities Planning and Construction, and **Gayle Lafferty**, City of Vero Beach.

**Staff Present:** **Michelle Simons**, Indian River County School District, **Phil Matson**, MPO Staff Director, and; **Lisa Hill**, Recording Secretary, Commissioner Assistant.

**Others Present:** **Peter Robinson**, Member, Citizens Oversight Committee

**Call to Order**

Mr. Stan Boling, IRC Community Development Director, called the meeting to order at 10:03 a.m. at which time it was determined there was a quorum present.

**Approval of Minutes of March 17, 2017**

**ON MOTION by Mr. Westenberger, SECONDED by Mr. Nunemaker, the Minutes of March 17, 2017, were unanimously (6-0) approved as presented.**

**Review of Draft Annual School Concurrency Assessment Report for 2017-2018**

Mr. Boling reviewed the Draft Annual School Concurrency Assessment Report for 2017-2018. The full Draft report is filed and available at the Board of County Commissions. Highlighted discussion items included:

Mr. Boling reviewed the concurrency report, noting that the addition and renovations to Beachland Elementary School were completed and the project has been closed out. This project was the only project that added capacity within the school district. Mr. Boling advised that there are no concerns with capacity at this time. Vero Beach High is slightly over capacity at this time, but there is sufficient capacity overall in Sebastian River High (the adjacent high school zone) to cover the overall needs of the County with respect to high school capacity.

The members discussed the incoming number of residential projects under development in the County and the impact of the incoming residents on the school age population. It was noted that many of the homes in the projects are being purchased by people without school age children. Therefore, there has been little impact seen on the school age population.

Ms. Bosworth asked if rezoning projects that increase density should be noted by the various jurisdictions so that they are incorporated into the SCADLS. Mr. Boling stated that it would be of benefit to be aware of density changes for making projections.

Ms. Simons stated that enrollment has seen a slight increase at the high school level for this year, steady at middle school level and a slight decrease in enrollment at elementary schools.

The group discussed the benefit of having enrollment figures from charter schools for planning purposes in the event a charter school closed down and students had to be accommodated without overcrowding the public schools.

Mr. Boling presented a chart of historic building trends in Florida and Indian River County. There have been 1084 single family permits issued in the past 12 months, slightly higher than the normal growth baseline.

### **Traffic Analysis and Modeling**

Mr. Matson showed traffic analysis data used to determine where growth is projected to occur within the County. He added that current population data shows the population at 150,000 which coincides with the projections used in the 1990 plans for 2020. Traffic data indicates that most growth is occurring along the 58<sup>th</sup> Avenue corridor and in Point West, but the population moving into these areas is seniors and people without school age children.

Mr. Boling noted that new development is building out within five to ten years, but the larger, older developments still have vacant lots that are being developed over a longer period of time.

Mr. Stabe advised that development of areas such as The Strand, with over 100 homes, has been steady in Indian River Shores as well as the building of new homes on the site of a razed one.

Ms. Bosworth advised that the City of Sebastian is working on the annexation of some sites which includes 600 infill lots, a community called Blue Water Bay near the Treasure Coast Elementary School, and a multi-family/commercial development. Ms. Bosworth noted that she was not sure whether these upcoming developments had been included in the SCADL.

The group discussed how census data is used by the school board in their projections and whether they look at rental information. Mr. Matson noted that MPO staff compiles census data into a report of demographics for information on age, commute times and other community statistics.

A question arose as to whether or not a large number of new units were being used for vacation rentals rather than conventional units that generate students. Mr. Boling advised that vacation rentals in the unincorporated area were originally thought to be around 350 units, but once the owners of the homes realized they would need to start paying taxes on their vacation rentals, they got out of the business. He noted that there are only 70 to 80 vacation rents in the unincorporated part of the county.

Ms. Lafferty stated that the City of Vero Beach has two expired multi-family developments with 55 and 26 units each that are to be resurrected for development. She added that Heritage Reserve (700 to 900 units) is still not moving forward for development.

Mr. Nunemaker stated that the Florida Community Trust Preserve is removing 330 acres at Interstate 95 from development through preservation of the acreage. All other development in Fellsmere is infill lots and some commercial uses. He acknowledged that Fellsmere Elementary School's location is very good, but the site itself is tight. The City of Fellsmere is looking at a site to the south that could be used for a sports area for the school. He noted that if the school needed to add capacity it would need additional stories as there is no additional property to building on.

The Working Group discussed how students would need to be redistributed if schools reach capacity. Mr. Boling advised that there may be a need to use portable classrooms for a time. Mr. Matson stated that redistricting of students may be necessary in the event of a school reaching capacity. Questions were raised on the impact of school choice and whether there were any statistics on the impact of students coming from other jurisdictions to Indian River County schools, charter school students, and those utilizing virtual school. Ms. Simons advised that those numbers

were not specifically tracked. The consensus was that it would be beneficial to have enrollment statistics for charter schools, out of county students, and those using virtual school to anticipate any needed capacity should those students move to the traditional, public schools.

### **Update on School Projects**

Mr. Westenberger stated that there are no capacity projects in the schools at this time. All projects include maintenance, HVAC and chiller replacement and repairs, and security upgrades.

Mr. Nunemaker asked if there was a project to take over the drainage issues at Fellsmere Elementary. Mr. Westenberger stated that the school is still working on this, but needs to move the issue up to a higher level of authority.

Mr. Westenberger noted that there are no pedestrian access improvements proposed at this time. Mr. Matson advised that a more direct and safer pedestrian path needs to be considered at 20<sup>th</sup> Avenue and Oslo to the elementary school. He acknowledged that this could be difficult due to drainage and right-of-way issues in the area.

Mr. Westenberger noted that the Tech Center will be opening with an additional 4000 square feet of space including labs and technical education space at Gifford Middle. Adult education will be moved to a different area.

### **Others Matters**

Peter Robinson, a member of the Citizen Oversight Committee, noted that he did not see any additional capacity needs at this time in working with the development community.

Mr. Boling asked if the Citizen Oversight Committee which has been meeting at 3 p.m. could be moved to a 10:00 a.m. starting time. It was agreed that this would be a better starting time.

Mr. Nunemaker asked if there was a policy committee which would discuss legislation that could be discussed at the elected official meeting.

The Working Group requested that the statistics of the number of students coming into Indian River County from other jurisdictions be provided at the next meeting of the Working Group.

### **Adjournment**

The next meeting of the Public School Planning Staff Working Group is scheduled for Friday, March 16, 2018 at 10:00 a.m.

There being no further business, the meeting adjourned at 10:52 a.m.

**INDIAN RIVER COUNTY, FLORIDA  
M E M O R A N D U M**

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**TO:** Members of the Public School Planning Staff Working Group

**FROM:** Stan Boling, AICP; Community Development Director

**DATE:** March 9, 2017

**SUBJECT: Review of Draft Annual School Concurrency Assessment Report for  
2017-2018**

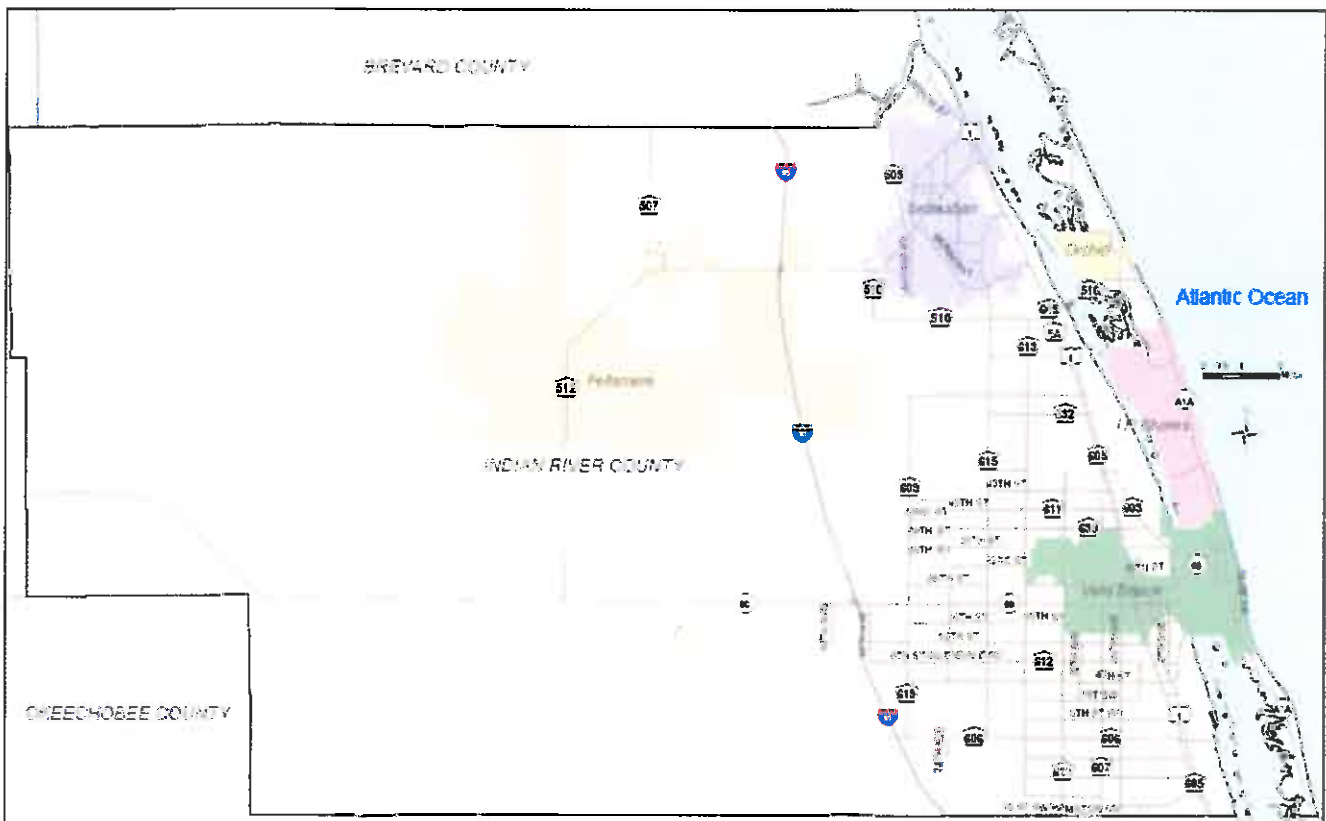
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Attached is the draft annual school concurrency assessment report for 2017-2018. The draft report includes updated student capacity, student enrollment, general population, and school project data provided by school district staff and county planning staff. The draft report will be discussed at the March 16, 2018 Public School Planning Staff Working Group meeting.

Attachment: Draft 2017-2018 Annual School Concurrency Assessment Report

# INDIAN RIVER COUNTY Annual School Concurrency Assessment Report for 2017-2018

## Technical Center for Career and Adult Education



Indian River County Planning Division  
in cooperation with School District Facilities Planning



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DRAFT



**Indian River County  
Annual School Concurrency Assessment Report for 2017-2018**

**PURPOSE**

In February 2008, the County, the School Board, the Town of Indian River Shores, and the Cities of Fellsmere, Sebastian, and Vero Beach, entered into an “Interlocal Agreement for Coordinated Planning and School Concurrency” (ILA). Currently, the ILA is in effect, as adopted. Among the components of the ILA was creation of a committee of county, city, and school board staff known as the Staff Working Group (SWG). Section 3.2 of the ILA requires that the SWG prepare an “...annual assessment report on the effectiveness of the school concurrency process”. This report is intended to fulfill that Section 3.2 requirement, provide background information on school concurrency, and provide a summary of changes that occurred during the report period with respect to school capacity, school demand (enrollment), school service area boundaries, school facility plans, and school level of service (LOS).

**BACKGROUND**

In 2005, the Florida Legislature adopted SB 360 which, among its various components, mandated that local governments and school districts adopt school concurrency provisions to ensure that the schools needed to serve residential development would be available when the impacts from the residential development occur. For Indian River County, the school concurrency adoption deadline was March 1, 2008, a deadline which the county met.

For Indian River County, the adopted school concurrency provisions are contained or referenced in the following documents:

- The ILA
- The Public School Facilities Elements of the County and Municipal Comprehensive Plans
- The Capital Improvements Elements of the County and Municipal Comprehensive Plans
- The Intergovernmental Coordination Elements of the County and Municipal Comprehensive Plans
- Chapter 910 (Concurrency Management System) of the County land development regulations

One of the principal components of concurrency is level of service (LOS). Generally, LOS is the relationship between supply and demand. For schools, LOS is expressed as a ratio of student enrollment to capacity. To measure capacity, the state has established a method based on the number of classrooms and the average class size. That method is applied throughout the state and results in a “FISH (Florida Inventory of School Houses) capacity” for each school. In the county’s concurrency system, the adopted LOS for public schools is based on this FISH capacity. For Indian River County, the adopted LOS is 100% FISH capacity. That standard applies to each of the following three school levels: elementary, middle, and high.

Overall, the school concurrency provisions recognize that the local governments within the county are generally responsible for regulating the “demand” side of student enrollment (approving, approving with conditions, or denying residential development), while the school board is generally responsible for the “supply” side of public school capacity (expanding existing schools, building new schools). Although residential development is reviewed on an individual development project and building permit basis, public school capacity is reviewed and addressed in the school board’s Five-Year Facilities Work Program, which is also known as the 5 year facilities plan. The 5 year facilities plan provides a 5 year schedule of funding, by fiscal year, of various capital projects, including capacity-producing projects. For school concurrency purposes, a capacity improvement is considered in place if it is funded within the first 3 years of the 5 year facilities plan.

For all public elementary, middle, and high schools that are not magnet schools or charter schools, the school district has established attendance zones, also known as school service area boundaries (SSABs). Those service areas are critical components of the school district's concurrency system. That system is "location-based", tracking and comparing the location and intensity of new residential development with the capacity of the affected elementary, middle, and high school service areas. As a result, capacity, demand, and available capacity are evaluated on a school service area boundary (SSAB) basis. With this system, concurrency is considered met if there is available capacity to serve a residential development either within the affected school service area or within an adjacent school service area.

**Status of Local School Concurrency Requirement and the ILA**

During its 2011 session, the state legislature passed a 349 page "growth management" bill known as HB 7207. That bill was signed by the governor on June 2, 2011, and the legislation went into effect soon thereafter. Among its various provisions, the bill made changes to portions of Florida Statutes Chapter 163 and certain public school planning and school concurrency requirements. Overall, the bill retained the state requirement for interlocal agreements between school districts and local governments to share data and to coordinate planning and development processes. The bill, however, eliminated the state mandate for school concurrency, while allowing local governments the option to continue to require and implement school concurrency. Although HB 7207 eliminated the school concurrency mandate, local governments and school districts that opt to take advantage of that allowance and eliminate local school concurrency requirements must amend their local comprehensive plans and interlocal agreements to do so.

When the Staff Working Group (SWG) met in February and March 2011, and the Citizens Oversight Committee (COC) met in April 2011, HB 7207 was going through the legislative process. Anticipating passage of the bill, the SWG and COC discussed the local experience with school concurrency and its role in resolving the Fellsmere Elementary concurrency issue the previous year. During those discussions, the SWG and COC each reached a consensus that local school concurrency requirements were beneficial and that the requirements should be continued. Consequently, no school concurrency related changes to local comprehensive plans or changes to the interlocal agreement (ILA) were recommended or made during 2011, and none have been considered to date.

Therefore, local school concurrency requirements and the 2008 ILA concurrency requirements remain in effect, and no changes to either are proposed or under consideration at this time.

**SCHOOL CONCURRENCY STATUS**

• **STUDENT CAPACITY CHANGES FOR SCHOOLS WITH ATTENDANCE ZONES**

Overall net permanent student station capacity changes district-wide for the next five years are summarized as follows:

Elementary School Capacity:	0 during 2019-2023
Middle School Capacity:	0 during 2019-2023
High School Capacity:	0 during 2019-2023

**Table 1**

**Permanent Student Station Capacity Changes during First 3 Years of Proposed 2019-2023 5 Year Facilities Plan**

<b>Existing Schools</b>	<b>New Schools</b>	<b>Additions/ Major Renovations</b>	<b>Closures</b>	<b>Net Change</b>	<b>Year</b>

Student capacity data for schools including magnet and pre-K facilities are provided on page 10 of this report.

- DEMAND CHANGES

## ENROLLMENT

In 2018, district-wide student enrollment decreased by 160 students; that follows a decrease of 224 students in 2017. Student enrollment data shown for 2017 and 2018 in tables 2, 3, 4, and 5 below reflect the actual October FTE counts and varies from the state forecasts which includes the average of the Oct/Feb counts.

**Table 2  
Historic Actual School Enrollment 2005-2018**

Year	K-5	Middle	High	Other (VPK, ALT ED, WAB, FLVS)	Total	Annual Change
2005	7,710	3,759	4,830		16,299	463
2006	7,624	3,847	4,851		16,322	23
2007	7,653	3,834	4,885		16,372	50
2008	7,258	3,847	4,838		15,943	-429
2009	7,230	3,817	4,799		15,846	-97
2010	7,265	3,818	4,546		15,629	-217
2011	7,193	3,756	4,608		15,556	-73
2012	7,270	3,636	4,657		15,563	7
2013	7,219	3,600	4,708	197	15,724	161
2014	7,341	3,559	4,670	220	15,790	66
2015	7,358	3,491	4,710	273	15,832	42
2016	7,394	3,535	4,794	283	16,006	174
*2017	7,089	3,597	4,776	320	15,782	-224
*2018	6,953	3,519	4,842	308	15,622	-160

\*Table 2 shows actual enrollment for 2017 and 2018 from the October FTE counts and includes VPK, Alternative Education, Wabasso School and Florida Virtual School Students.

\*Tables 3, 4, and 5 (below and next page) show actual enrollment for 2017 and 2018 from the October FTE counts for Elementary K-5, Middle 6-8 and High 9-12 only; and DOE COFTE (July 10, 2017) forecasted projections for 2019 through 2023.

**Table 3  
Elementary School K-5 Total Enrollment & Net Change 2017-2023**

*2017	7,089	-305
*2018	6,953	-136
2019	6,775	-178
2020	6,617	-158
2021	6,491	-126
2022	6,450	-41
2023	6,414	-36

For the elementary school enrollment forecast, the DOE projections show a decline in elementary growth over the next 5 years between 2019 and 2023. The actual elementary school enrollment of 6,953 for 2018 was 65 students *higher* than the Florida Department of Education (DOE) COFTE forecast of 6,888 for 2017-18 grades K-5.

**Table 4  
Middle School 6-8 Total Enrollment & Net Change 2017-2023**

<b>*2017</b>	3,597	+62
<b>*2018</b>	3,519	-78
<b>2019</b>	3,677	+158
<b>2020</b>	3,718	+41
<b>2021</b>	3,682	-36
<b>2022</b>	3,634	-48
<b>2023</b>	3,539	-95

For the middle school enrollment forecast, the DOE projections show that in the next 5 years there will be some middle school growth between 2019 and 2020 and then a decline in enrollment between 2021 and 2023. The actual middle school enrollment of 3,519 for 2018 was 123 students *lower* than the Florida Department of Education (DOE) COFTE forecast of 3,642 for 2017-18 grades 6-8.

**Table 5  
High School 9-12 Total Enrollment & Net Change 2017-2023**

<b>*2017</b>	4,776	-18
<b>*2018</b>	4,842	+66
<b>2019</b>	4,648	-194
<b>2020</b>	4,762	+114
<b>2021</b>	4,896	+134
<b>2022</b>	4,920	+24
<b>2023</b>	5,008	+88

Generally, high school projections are impacted more by the size of the incoming 9<sup>th</sup> grade than by new housing. For that reason, high schools may show a decline in enrollment as some smaller classes move through the grades and graduate. The DOE forecasts shows a decline in 2019 and then an increase in high school growth between 2020 and 2023. The actual enrollment of 4,842 for 2018 was 253 students *higher* than the Florida Department of Education (DOE) COFTE forecast of 4,589 for 2017-18 grades 9-12.

The District's overall actual 2018 enrollment of 15,314 for the elementary, middle and high school levels only, based on the actual October 2017 count was 194 students *higher* than the Florida Department of Education (DOE) 2017-18 projected forecast of 15,120. The DOE COFTE (July 10, 2017) enrollment forecast predicts a slight decrease in overall elementary, middle and high school enrollment through 2023.

Long Term Forecast

The district's long term forecast is based on population projections provided by the Bureau of Economic and Business Research (BEBR). Those countywide projections are lower than the previous year's forecast; consequently, student enrollment projections have also been reduced from the previous long term forecast.

**Population and Enrollment Forecast**

	2010	2015	2020	2030
Indian River County Population	138,028*	143,326	156,500**	178,600**
Public School Student Enrollment (non-charter schools)	15,629	15,832	15,097***	Not Available

\*2010 US Census

\*\* 2017 BEBR medium projections

\*\*\* DOE 2019-20 COFTE (July 10, 2017) forecast

**Permits Issued and Future Units Vested**

In Indian River County, school concurrency went into effect on July 1, 2008. Since school concurrency went into effect, permits issued for construction of residential units county-wide were as follows:

2008/2009	387 units
2009/2010	260 units
2010/2011	400 units
2011/2012	308 units
2012/2013	516 units
2013/2014	625 units
2014/2015	783 units
2015/2016	1,003 units
2016/2017	1,074 units
2017/2018	

**2017/2018 New Residential Units Permitted**

Month	Vero Beach	Feilsmere	IR Co.	IR Shores	Sebastian	Total
July 2017	0	0	80		20	
August 2017	1	0	70		19	
September 2017	1	0	28		6	
October 2017	1	0	35		9	
November 2017	1	0	89		5	
December 2017	5	0	48		13	
January 2018	1		109		24	
February 2018						
March 2018						
April 2018						
May 2018						
June 2018						
<b>TOTALS</b>						

Since concurrency went into effect in Indian River County, each building permit for a residential unit in a project approved prior to July 1, 2008 has been exempt from school concurrency. Although those units were “exempt” from the school concurrency test, new students anticipated to be “generated” by those units were accounted for under the “vested demand” component of the school district’s concurrency system until the units were completed and new enrollment counts were conducted that captured the actual number of students generated by new development.

The table that follows is a summary report from the school district’s concurrency system. That table shows that there is available capacity for every school service area, with the exception of Vero Beach High School. In the case of Vero Beach High School, the adjacency rule allows development approvals where space is available in an adjacent SSAB, which is Sebastian River High School.

## Development Review Summary

School Service Area Boundary (SSAB)	Current School Capacity	Programmed School Capacity*	Total School Capacity	(Oct FTE) Current Enrollment	**Vested Demand	Total Demand	***Available Capacity
Beachland ES	580	0	580	466	0	466	114
Citrus ES	892	0	892	720	0	720	172
Dodgertown ES	584	0	584	377	0	377	207
Fellsmere ES	787	0	787	572	0	572	215
Glendale ES	684	0	684	564	0	564	120
Indian River Academy ES	604	0	604	486	0	486	118
Pelican Island ES	654	0	654	392	0	392	262
Sebastian ES	637	0	637	459	0	459	178
Treasure Coast ES	799	0	799	681	0	681	118
Vero Beach ES	796	0	796	606	0	606	190
Gifford MS	1,022	0	1,022	697	0	697	325
Oslo MS	1,026	0	1,026	841	0	841	185
Sebastian MS	1,007	0	1,007	970	0	970	37
Storm Grove MS	1,244	0	1,244	1,011	0	1,011	233
Sebastian HS	2,318	0	2,318	1,837	0	1,837	481
Vero Beach HS	2,918	0	2,918	3,005	0	3,005	-87

\*Programmed Capacity includes all new capacity budgeted for construction in the next three years.

\*\*Vested Demand includes the expected student yield from non-exempt new residential units permitted but not CO'd since the last enrollment count. Although vested student totals for each school are small, vested totals are not available at this time.

\*\*\*The adjacency rule allows development approvals where space is available in an adjacent SSAB. Therefore, school concurrency may be satisfied even though "Available Capacity" for an individual school may have a negative value.

Note: *Current Enrollment does not include voluntary Pre-K (VPK) students.*

- SERVICE AREA BOUNDARY CHANGES

During the 2017-2018 report year, no new changes in Service Area Boundaries were approved.

- FACILITIES PLAN AND LOS

### Facilities Work Plan

By law, the school district's facilities work plan or capital plan must balance to projected revenue. Within the 5 year facilities plan, capital projects are divided into several categories, including new construction, renovations, maintenance, furniture and equipment, and technology.

In the school district's facilities work plan that was adopted in October 2017, the projected 5 year expenditures were \$13,602,105 for new construction and remodeling projects. It is anticipated that the 2019-2023 facilities plan may reflect a slight increase in revenues and expenditures.

## Capacity Producing Projects

Capacity Enhancement Projects	Capacity Added	Estimated Completion

Capacity producing projects are reflected in the School District's 5 year school facilities plan.

## Current and Projected LOS

In 2008, middle school enrollment exceeded 100% capacity. With the opening of Storm Grove Middle School in 2009, however, all middle schools remain below 85% utilization based on a mid-range ("middle") enrollment forecast and below 90% utilization based on a high enrollment forecast.

Districtwide, the projected LOS at all grade levels is expected to be below 100% utilization through 2023. Although there are regional differences at the School Service Area Boundary level, the school district is expected to make the best use of available capacity and may adjust boundaries (attendance zones) if necessary.

### Enrollment & Capacity Forecast: public schools including magnet and pre-K\*\*

Year	Elementary Forecast	Elementary Capacity	% util	Middle Forecast	Middle Capacity	% util	High Forecast	High Capacity	% util
2009	7,290	8,228	89%	3,776	4,548	83%	4,665	4,966	94%
2010	7,342	7,696	95%	3,818	4,573	83%	4,546	4,894	93%
2011	7,501	7,696	97%	3,779	4,573	83%	4,514	4,894	92%
2012	7,339	7,696	95%	3,675	4,573	80%	4,580	4,894	94%
2013	7,306	7,791	94%	3,600	4,499	80%	4,708	5,498	86%
2014	7,516	7,761	97%	3,559	4,289	83%	4,670	5,249	89%
2015	7,517	8,272	91%	3,491	4,289	81%	4,710	5,236	90%
2016	7,553	8,272	91%	3,535	4,288	82%	4,794	5,236	91%
2017	7,254	8,526	85%	3,597	4,288	84%	4,776	5,236	91%
**2018	7,137	8,783	81%	3,519	4,299	82%	4,842	5,236	92%
2019	6,775	8,783	77%	3,677	4,299	86%	4,648	5,236	89%
2020	6,617	8,783	75%	3,718	4,299	86%	4,762	5,236	91%
2021	6,491	8,783	74%	3,682	4,299	86%	4,896	5,236	94%
2022	6,450	8,783	73%	3,634	4,299	85%	4,920	5,236	94%
2023	6,414	8,783	73%	3,539	4,299	82%	5,008	5,236	96%

\*Does not include special schools (Wabasso School, Alternative Learning Center)

\*\*2018 - Actual October 2017 FTE enrollment (*including VPK*) / Actual FISH capacity.

The table above provides enrollment information for all public schools except special schools. Because magnet schools and pre-K are not included in public school concurrency determinations, it is necessary to separately track enrollment and capacity for all non-magnet, non-pre-K, and non-special public schools. Accordingly, the table below is provided to show enrollment, capacity, and utilization of school concurrency service areas. That table does not include the capacity or the demand of magnet schools and pre-k.

**Enrollment & Capacity Forecast: all public schools excluding magnet and pre-K\*\***

Year	Elementary Forecast	Elementary Capacity	% util	Middle Forecast	Middle Capacity	% util	High Forecast	High Capacity	% util
2009	5,380	5,874	92%	3,776	4,548	83%	4,665	4,966	94%
2010	5,500	5,896	93%	3,818	4,573	83%	4,546	4,894	93%
2011	5,486	5,896	93%	3,779	4,573	83%	4,514	4,894	92%
2012	5,598	5,896	95%	3,675	4,573	80%	4,580	4,894	94%
2013	5,588	6,158	91%	3,600	4,499	80%	4,708	5,498	86%
2014	5,691	5,995	95%	3,559	4,289	83%	4,670	5,249	89%
2015	5,722	6,506	88%	3,491	4,289	81%	4,710	5,236	90%
2016	5,756	6,506	88%	3,535	4,288	82%	4,794	5,236	91%
2017	5,445	6,760	81%	3,597	4,288	84%	4,776	5,236	91%
**2018	5,323	7,017	76%	3,519	4,299	82%	4,842	5,236	92%
2019	5,145	7,017	73%	3,677	4,299	86%	4,648	5,236	89%
2020	4,987	7,017	71%	3,718	4,299	87%	4,762	5,236	91%
2021	4,861	7,017	69%	3,682	4,299	86%	4,896	5,236	94%
2022	4,820	7,017	69%	3,634	4,299	85%	4,920	5,236	94%
2023	4,784	7,017	68%	3,539	4,299	82%	5,008	5,236	96%

\*Does not include special schools (Wabasso School, Alternative Learning Center)

\*\*2018 - Actual October 2017 FTE enrollment (excluding Magnet & VPK) / Actual FISH capacity.

**SCHOOL CONCURRENCY & COORDINATION PROCESS**

Consistent with the provisions of the ILA, staff from the school district, county, and municipalities share information and meet regularly on school planning and concurrency issues. Under the ILA, the county is required each year to provide school district staff with population projections for 154 neighborhood-sized areas known as traffic analysis zones (TAZs). In the future, over 200 TAZs will be used for traffic analysis and population projections. In addition, the county and municipalities are required to provide the district with data on proposed residential development projects, residential building permits, and residential certificates of occupancy. Those data are intended to aid district staff in preparing student enrollment projections by school service area. Each year, district staff is required to provide enrollment projections by school service area. Those projections are reviewed by county and municipal staff, and are incorporated into the district's 5 year facilities plan.

Besides its other provisions, the ILA also establishes a school concurrency review process for residential comprehensive plan amendments, rezonings, and development plan requests. That process requires applicants to provide development information to the district for school concurrency review purposes, and requires district staff to issue school capacity availability determination letters (SCADL). A SCADL identifies the amount of available school capacity and includes a determination as to whether or not sufficient school capacity exists to serve a proposed residential development.

Conditional SCADLS provide a "snapshot in time" regarding available school capacity for a project, while final SCADLS involve payment of impact fees and vesting (guaranteeing and reserving capacity) projects. If a final SCADL review shows that sufficient school capacity is not currently available to serve a proposed residential project, then the applicant may pursue mitigation options that are approved by the school district as provided in the ILA and in adopted concurrency policies and regulations. Mitigation may include school additions or other capacity-producing measures. Neither the county nor the municipalities are allowed to approve a residential development project unless adequate school capacity is available or will be made available to serve the project.



## SCADLS ISSUED DURING 2017-2018

During the last year, a number of new residential land use/rezoning changes or development projects have been proposed or approved. Consequently, a number of SCADLS have been required or issued, and \_\_\_\_\_ ( ) were required or issued during the 2017/2018 period.

### Conditional and Final SCADLS

Conditional SCADLS are issued for new residential development plans and for rezoning that increase potential residential development. Final SCADLS are issued for building permits for units within new residential development projects. For the 2017-2018 period, the school district issued \_\_\_\_\_ ( ) conditional SCADLS, \_\_\_\_\_ ( ) final SCADLS and \_\_\_\_\_ ( ) Exempt-Age Restricted SCADL, as shown below. Exemptions are determined for deed-restricted/age-restricted projects and projects generating no permanent residents.

Project Name	Address/Location	MF Units	SF Units	TH Units	Request
Lakes at Waterway Village	4487, 4489 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4482, 4484 Beauty Leaf Circle	2			Final
855 6 <sup>th</sup> Avenue Duplex	855 6 <sup>th</sup> Avenue	2			Conditional
Harmony Reserve	3557, 3561 Diamond Leaf Dr.		2		Final
Villas at Three Oaks	1868, 1874 Red Oak Terrace	2			Final
Villas at Three Oaks	1880, 1886 Red Oak Terrace	2			Final
Verona Trace	9883, 9885, 9887, 9889, 9891, 9893 E Villa Circle			6	Final
Verona Trace	9890, 9892, 9894, 9896, 9898, 9900 E Villa Circle			6	Final
Verona Trace	9897, 9899, 9901, 9903, 9905, 9907 E Villa Circle			6	Final
Harmony Reserve	5932, 5938 Spicewood Lane	2			Final
Harmony Reserve	6010, 6020 Spicewood Lane	2			Final
Lakes at Waterway Village	4488, 4490 Beauty Leaf Circle	2			Final
Harmony Reserve	5956, 5962 Spicewood Lane	2			Final
Verona Trace	9876, 9878, 9880, 9882, 9884, 9889 E Villa Circle			6	Final
Verona Trace	9869, 9871, 9873, 9875, 9877, 9879 E Villa Circle			6	Final
18 <sup>th</sup> Street & 27 <sup>th</sup> Avenue Plat	1701 27 <sup>th</sup> Avenue		4		Conditional
Villas at Three Oaks	1831, 1837 Oak Grove Court	2			Final
Villas at Three Oaks	7474, 7480, 7486 White Oak Lane	3			Final
Arabella Reserve (revised 1/19/18)	4810 58 <sup>th</sup> Avenue		71		Conditional
Villas at Three Oaks	1819, 1825 English Oak Drive	2			Final
Villas at Three Oaks	7473, 7479, 7482 White Oak Lane	3			Final
Lakes at Waterway Village	4463, 4465 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4478, 4480 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4470, 4472 Beauty Leaf Circle	2			Final
Harmony Reserve	5980, 5986 Spicewood Lane	2			Final
Villas at Three Oaks	1832, 1838 Red Oak Terrace	2			Final
Villas at Three Oaks	7438, 7444 Oakridge Place	2			Final
Lakes at Waterway Village	4455, 4457 Beauty Leaf Circle	2			Final
Spoonbill Reserve	5550 US Highway #1	412	460		Conditional

Project Name	Address/Location	MF Units	SF Units	TH Units	Request
Kane Rezoning	2175 S A1A		4		Conditional
Lakes at Waterway Village	4454, 4456 Beauty Leaf Circle	2			Final
Foxwood Development (Townhomes)	2700, 2800, 2850, 2900, 2955, 3005 65 <sup>th</sup> Drive			30	Conditional
Harmony Reserve	3565, 3571 Diamond Leaf Dr.	2			Final
Verona Trace	9830, 9828, 9826, 9824, 9822, 9820, 9839, 9841, 9843, 9845, 9847, 9849, 9858, 9856, 9854, 9852, 9850, 9848, 9853, 9855, 9857, 9859, 9861, 9863 E Villa Circle			24	Final
Lakes at Waterway Village	4464, 4466 Beauty Leaf Circle	2			Final
Verona Trace	9844, 9842, 9840, 9838, 9836, 9834 E Villa Circle			6	Final
Lakes at Waterway Village	4431, 4433 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4439, 4441 Beauty Leaf Circle	2			Final
Harmony Reserve	5980 33 <sup>rd</sup> Street	96	317		EXEMPT (AGE RESTRICTED)
Lakes at Waterway Village	4415, 4417 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4423, 4425 Beauty Leaf Circle	2			Final

## **CHALLENGES & ISSUES**

### • Concurrency System

Since school concurrency was adopted countywide in 2008, initial implementation of the school concurrency process occurred during the 2008/2009 report period. Due to market and overall economic conditions since that time, the number of residential projects subject to school concurrency review has been small. As a result, only a few school concurrency evaluations have been made each year under the system. After initial adjustments were made to the concurrency process during the 2008/2009 report period, the process has operated adequately and in a timely manner. Despite that success, school district and county staff are researching and discussing ways to change some of the concurrency system procedures to make the system simpler to account for new residential units. To that end, staff may recommend various system changes in the future.

### • Level of Service

Based upon projected student enrollment and school facilities plans, no level of service problems are anticipated in the near future. Although currently there is no available permanent student station capacity at Vero Beach High School, there is a significant amount of permanent student station capacity in the adjacent Sebastian River High School service area. Consequently, adequate available capacity for high schools exists for school concurrency purposes.

## **ATTACHMENTS**

1. Adopted FY 2018-2022 Capital Improvement Project Summary (5 Year Facilities Plan)
2. Adopted FY 2019-2023 Public School Facilities Capital Improvements

Note: The Indian River County Interlocal Agreement for Coordinated Planning and School Concurrency is available on-line at: [http://www.irccdd.com/Planning\\_Division/Plans\\_Reports.htm](http://www.irccdd.com/Planning_Division/Plans_Reports.htm)

## Summary of Capital Improvement Program

Project	Total	Prior to 2018	FY 2018 - FY 2022	2017- 2018	2018- 2019	2019- 2020	2020- 2021	2021- 2022
<b>Comprehensive Needs</b>								
<b>Modernizations &amp; Replacements</b>								
Glendale - Cafeteria Expansion/Renovation	3,022,426	0	3,022,426				205,221	2,817,205
TCCA New Construction/Renovation	1,835,000	325,000	1,510,000	1,510,000				
<b>Subtotal Modernizations &amp; Replacements</b>	<b>4,857,426</b>	<b>325,000</b>	<b>4,532,426</b>	<b>1,510,000</b>	<b>0</b>	<b>0</b>	<b>205,221</b>	<b>2,817,205</b>
<b>Subtotal Comprehensive Needs</b>	<b>4,857,426</b>	<b>325,000</b>	<b>4,532,426</b>	<b>1,510,000</b>	<b>0</b>	<b>0</b>	<b>205,221</b>	<b>2,817,205</b>
<b>Other Items</b>								
<b>Capital Maintenance</b>								
Building Improvements/Renovations - Districtwide	1,575,000	0	1,575,000	50,000	150,000	1,375,000		
Capital Maintenance	4,931,976	0	4,931,976	747,160	822,160	822,160	988,336	1,572,160
Chiller Replacement	5,744,160	0	5,744,160	750,000	1,345,000	799,160	1,950,000	900,000
Flooring	2,800,370	0	2,800,370	601,530	350,000	1,056,000	200,000	592,840
HVAC Repair and Replace	7,322,806	0	7,322,806	1,172,806		250,000		5,900,000
Painting/Waterproofing - Districtwide	2,261,000	0	2,261,000	50,000		461,000	1,750,000	
Paving, Covers & Sidewalks - Districtwide	848,020	0	848,020	408,020	100,000	100,000		240,000
Roofing - Districtwide	4,335,611	0	4,335,611	553,749	1,090,000	745,000	1,801,862	145,000
Site Improvements - D/W	438,389	0	438,389	15,000	300,389	123,000		
<b>Subtotal Capital Maintenance</b>	<b>30,257,332</b>	<b>0</b>	<b>30,257,332</b>	<b>4,348,265</b>	<b>4,157,549</b>	<b>5,731,320</b>	<b>6,670,198</b>	<b>9,350,000</b>
<b>Safety, Security, and Environmental</b>								
ADA Compliance-Districtwide	211,000	0	211,000	51,000		160,000		
Dodgetown Elementary Kalwall Roof Replacement	357,816	0	357,816			357,816		
Fire Alarm Upgrade - Districtwide	1,735,000	0	1,735,000	310,000	200,000	425,000	800,000	
Gifford Middle Kalwall Roof Replacement	1,600,000	0	1,600,000			600,000	1,000,000	
Health & Life Safety	10,184,612	0	10,184,612	1,473,531	2,982,410	2,623,903	1,853,930	1,250,838
Oslo Middle - Lockeroom Renovation	654,176	0	654,176	200,000	454,176			

Project	Total	Prior to 2018	FY 2018 - FY 2022	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Playground Equipment	1,785,953	0	1,785,953	340,953	395,000	350,000	350,000	350,000
SRHS - Stadium/Gym Locker Room Renovations	2,415,105	0	2,415,105	52,113	1,500,000	862,992		
VBHS - Freshman Learning Center Locker/Bathroom Renovation	776,736	200,000	576,736	576,736				
Wabasso School HVAC Renovation	2,141,520	0	2,141,520	391,520			1,750,000	
<b>Subtotal Safety, Security, and Environmental Relocatables</b>	<b>21,861,918</b>	<b>200,000</b>	<b>21,661,918</b>	<b>3,395,853</b>	<b>5,531,538</b>	<b>5,379,711</b>	<b>5,753,930</b>	<b>1,600,838</b>
Relocatable Leasing	2,200,000	0	2,200,000	600,000	400,000	400,000	400,000	400,000
<b>Subtotal Relocatables</b>	<b>2,200,000</b>	<b>0</b>	<b>2,200,000</b>	<b>600,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>	<b>400,000</b>
<b>Educational Technology</b>								
Disinct Technology	500,000	0	500,000					500,000
<b>Subtotal Educational Technology</b>	<b>500,000</b>	<b>0</b>	<b>500,000</b>					<b>500,000</b>
<b>Furniture &amp; Equipment</b>								
Furniture, Fixtures & Equipment D/W	1,325,000	0	1,325,000	250,000	250,000	325,000	250,000	250,000
Performing Arts Allocation Districtwide	100,000	0	100,000		25,000	50,000	25,000	
School Buses/Vehicles	5,750,000	0	5,750,000	1,050,000	1,250,000	1,150,000	1,250,000	1,050,000
<b>Subtotal Furniture &amp; Equipment</b>	<b>7,175,000</b>	<b>0</b>	<b>7,175,000</b>	<b>1,300,000</b>	<b>1,525,000</b>	<b>1,525,000</b>	<b>1,525,000</b>	<b>1,300,000</b>
<b>Subtotal Other Items</b>	<b>61,994,250</b>	<b>200,000</b>	<b>61,794,250</b>	<b>9,644,118</b>	<b>11,614,135</b>	<b>13,036,031</b>	<b>14,349,128</b>	<b>13,150,838</b>
<b>Total Projects</b>	<b>66,851,676</b>	<b>525,000</b>	<b>66,326,676</b>	<b>11,154,118</b>	<b>11,614,135</b>	<b>13,036,031</b>	<b>14,554,348</b>	<b>15,968,043</b>

**INDIAN RIVER COUNTY, FLORIDA  
M E M O R A N D U M**

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**TO:** Members of the Public School Planning Staff Working Group  
**FROM:** <sup>AB</sup> Stan Boling, AICP; Community Development Director  
**DATE:** March 9, 2017  
**SUBJECT:** Update on Enrollment Statistics

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At the February 2, 2018 staff working group meeting, participants asked school district staff for enrollment statistics for charter schools and school choice students. In response, district staff have provided statistics; please see attached.

Attachment: enrollment statistics

## Stan Boling

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**Subject:** Additional Enrollment Information

The "In-County Student" are students who reside in Indian River County and have been accepted through Public School Choice to attend a school within the District, but outside of their assigned school zone (502 students). The "Out of County Students" have been accepted through Public School Choice to attend a school in Indian River County, but reside in a different county (23 students - (6) Brevard / (17) St. Lucie).

### **Charter Schools (October 2017 Count)**

Elementary (K-5)	1,086
Middle (6-8)	575
High (9-12)	<u>694</u>
<b>Total Charter Enrollment</b>	<b>2,355</b>

### **Public School Choice (Current Enrollment)**

In-County Students	502
Out-of-County Students	<u>23</u>
<b>Total Public School Choice</b>	<b>525</b>

For Public School Choice, in-county students are placed before out-of-county students. Please use the following link for the District's Public School Choice procedure and information, <https://www.indianriverschools.org/public-school-choice>

Please feel free to contact me if you have any questions.

Thank you,  
Michelle Simons  
Facilities Specialist  
772-564-5019  
[michelle.simons@indianriverschools.org](mailto:michelle.simons@indianriverschools.org)  
6055 62nd Avenue  
Vero Beach, FL 32967



# School District of Indian River County

A COMMUNITY Partnership Toward Educational Excellence

**Vision:** Educate and inspire every student to be successful

**Mission:** To serve all students with excellence

(1)

## Public School Choice

📅 Last Updated: 14 February 2018

📄 Hits: 604



School District of Indian River County

**PUBLIC SCHOOL CHOICE F.S. 1002.31** ([http://www.leg.state.fl.us/Statutes/index.cfm?App\\_mode=Display\\_Statute&Search\\_String=&URL=1000-1099/1002/Sections/1002.31.html](http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=1000-1099/1002/Sections/1002.31.html))

Welcome to the School District of Indian River County Public School Choice Application Process. Under the Public School Choice Option, parents have an opportunity to complete an application requesting their child(ren) attend a school other than their zoned school.

Placement is determined in accordance with program capacity and seats available at the desired school of choice, along with maintaining racial balance.

**NO TRANSPORTATION is provided for Public School Choice students.**

### **OPEN ENROLLMENT**

#### **Elementary (Kindergarten) & Secondary (6th and 8th)**

Open enrollment for Public School Choice will be from March 1 through April 15. A computer driven lottery will be conducted for all applicants received during the open enrollment dates. All applicants will receive a letter by April 30 informing them of their placement for the following fall semester. All accepted applicants will have 10 days to enroll at their accepted school. If applicants do not register by the 10th day, their spot will be given to the next applicant on the waiting list.

#### **Elementary (1st – 5th) & Secondary (7th - 8th) (10th – 12th)**

Applications can be submitted at any time though out the year and will be placed on the waiting list by the date the application was received. Student Assignment will monitor openings at the schools every first Wednesday of the month. If there are opening, we will call the next student on the waiting list for the seat.

All Public School of Choice placements are accepted in accordance with program capacity, class size and racial balance. Preferential treatment is considered for the following:

- Dependent children of active duty military personnel whose move resulted from military orders.
- Children who have been relocated due to a foster care placement in a different school zone.
- Children who move due to a court-ordered change in custody due to separation or divorce, or serious illness or death of a custodial parent.
- Students residing in Indian River County school district.

All applications that are received after the open enrollment date will be placed on the waiting list by the date that the application has been received.

**\*\*All students who are accepted through public school choice may remain at the school chosen by the parent until the student completes the highest grade level at the school.\*\***

### **APPLICATION PROCEDURES**

**In-County** parents have the option of requesting that their child(ren) attend a school outside their zoned school by completing the Public School Choice Application.

**Out-of-County** parents have the option of requesting that their child(ren) attend a school in Indian River County. Preference for Public School Choice is given for in-county residents, active military, foster care students and to students that have a court ordered change of address, before offering seats to out-of-county residents (Florida Statute 1002.31).

### **INTERSCHOLASTIC & INTRASCHOLASTIC EXTRACURRICULAR ACTIVITIES**

Students who wish to play a sport at a school that is not their zoned school will need to complete the Public School Choice Application with the Student Assignment Office.

All Public School of Choice placements are accepted in accordance with program capacity, class size and racial balance.

A student may not participate in a sport if the student participated in that same sport at another school during that school year, unless the student meets one of the following:

- Dependent children of active duty military personnel whose move resulted from military orders.
- Children who have been relocated due to a foster care placement in a different school zone.
- Children who move due to a court-ordered change in custody due to separation or divorce, or serious illness or death of a custodial parent.
- Students residing in Indian River County school district.