



**PUBLIC SCHOOL PLANNING STAFF WORKING GROUP (PSPSWG)
Meeting #2 for 2019**

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

Dorri Bosworth, City of Sebastian
Jason Jeffries, City of Vero Beach
Jon Teske, School Board

The Public School Planning Staff Working Group will meet at **10:00 a.m. ON FRIDAY, March 15, 2019**, in Conference Room A1-411 of the County Administration Building “A”, 1801 27th Street, Vero Beach.

AGENDA

1. Approval of minutes from February 8, 2019 Meeting [attached]
2. Review of Draft 2018/2019 Annual School Concurrency Assessment Report [attached]
3. Update on proposed school facilities 5 year capital projects schedule [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 8, 2019, at 10:00 AM in Conference Room A1-411, County Administration Building "A" of the County Administration Building, 1801 27th Street, Vero Beach, Florida.

Members Present

Stan Boling, Director, IRC Community Development Department
Dorri Bosworth, City of Sebastian
Jason Jeffries, City of Vero Beach
Robert Stabe, Town of Indian River Shores
Nick Westenberger, School Board

Members Absent

Jason Nunemaker, City of Fellsmere
Jon Teske, School Board

IRC Staff Present

Phil Matson, Metropolitan Planning Organization
Edwin Offutt, Commissioner Assistant, Recording Secretary
Ryan Sweeney, Current Development

Others Present

Michelle Simons, Indian River County School District

Call to Order

Mr. Stan Boling, IRC Community Development Director, called the meeting to order at 10:04 AM; it was noted a quorum was present.

Approval of Minutes

(10:06 AM) ON MOTION by Mr. Stabe, SECONDED by Ms. Bosworth, the Minutes of March 16, 2018, were unanimously (5-0) approved.

Review of School Concurrency Assessment Report (SCAR) for 2017-2018

(10:07 AM) Mr. Boling noted that a highlight of the SCAR was the expectation of no additions to seats (school capacity); he added that the County was seeing many new residential building permits, but no concurrent increases in enrollment. Mr. Boling predicted that the County may have "hot spots" for homebuilding, but that -- in general -- school enrollment is "in a pause."

Discussion on Maintaining Adopted School Level of Service (LOS) and Updates on Non-Capacity-Producing Projects

(10:11 AM) Mr. Westenberger agreed that enrollment was flat, but disclosed plans to build a new wing at Sebastian River Middle School (SRMS) to replace seven portable units with seating for 154

students. Ms. Bosworth asked about security measures for portable classroom buildings, and Mr. Westenberger replied that the School District of Indian River County (SDIRC) had implemented single-point entry ever since the Sandy Hook shooting, using grant money in the amount of \$650,000 (although some of these funds were shared with local charter schools). Mr. Westenberger continued that SDIRC was also planning a cafeteria expansion at SRMS. Ms. Bosworth then returned to the topic of security, asking if there were data that connected rising local populations with school security incidents, to which Mr. Boling replied that such an argument could be made before asking Mr. Matson to present his data about growth trends in IRC.

(10:17 AM) Mr. Matson explained that IRC has both long- and short-range transportation plans, with the Metropolitan Planning Organization dictating how gas taxes will be used to address shortfalls in capacity. The new five-year model examined carrying capacity within each neighborhood, and Mr. Matson specified that the building permit approval process is coordinated with the planning process to keep neighborhood roads from exceeding their carrying capacity. Mr. Matson further affirmed that, like the flat school enrollment, IRC's demographics are also flat, except for a slight increase in the Hispanic population; he added that the IRC population median age is increasing, which is very rare amongst counties nationwide.

(10:27) According to Mr. Matson, Fellsmere is a particularly active growth area for the student-age population right now, but a single new development anywhere in IRC can "take off" and create new hot spots in short order. Mr. Boling then asked the Working Group members where they might be seeing other residential growth worth noting to the entire panel; some areas mentioned included the Carlton River Club, The Strand, Surf's Edge, Spirit of Sebastian, Cross Creek Lakes, and River Oaks. On the affordable housing front, Ms. Bosworth noted that the Shady Rest Mobile Home Park would be closing, and Mr. Jeffries commented that a new development with 55 total dwellings was about to begin in the vicinity of Old Dixie Highway and 12th Street in Vero Beach.

(10:38 AM) Mr. Boling advised the group that, during times of prolonged flat enrollment and limited capacity improvements, there would be consideration given to suspending school impact fees for a time, although only after analysis of the student generation rate. Ms. Bosworth cautioned against such a step, stating funds may be needed later but would then be unavailable. Mr. Boling indicated capacity expenditures must balance with collections. Mr. Matson asked Mr. Westenberger if SDIRC had noted an increase in public school enrollment during the 2008 recession as suffering families pulled their students out of private schools, but Mr. Boling interjected that parents left the private schools for charter schools during that period, and that such a situation could occur again.

(10:43 AM) Mr. Boling then asked the members if there was any new data on school attendance zone boundaries, and Mr. Westenberger divulged that Storm Grove Middle School currently seemed to be a popular choice for parents. Ms. Simons detailed that there are currently 61 students attending SDIRC schools from outside the County. Mr. Boling asked if there were any other major projects in-progress at SDIRC schools, and Mr. Westenberger reported that current projects (outside of those at SRMS) were routine maintenance initiatives, including fire alarms, roofs, and heating and air conditioning updates (i.e., no capacity improvements).

(10:47 AM) Ms. Bosworth asked if SDIRC schools currently have room in the event of an enrollment increase, and Mr. Westenberger explained that Fellsmere and Beachland Elementaries (along with Vero Beach High School) were at capacity, but some schools still had extra room. Mr. Boling commented that the County had deeded sites for new schools in some areas, with the option to revert to the County if not used within 20 years, to include the possibility of turning some sites into neighborhood parks. Mr. Westenberger noted that SDIRC has a land acquisition committee, but in the case of Fellsmere that committee would need City assistance. Mr. Matson stated his

opinion that rapid growth in the Fellsmere annexation areas could be expected mostly in the vicinity of State Road 60.

(10:53 AM) Mr. Jeffries asked about what data IRC might have to assist in decision-making. Mr. Matson said the County is a subscriber to the American Community Survey, which provides a “statistically valid sample,” as opposed to previous data that surveyed one-in-six households. Mr. Jeffries opined that the growth in religious schools in the area was critical to understand, as this would further impact the public school enrollment situation.

Other Matters

(11:00 AM) In reference to the City of Sebastian’s Coastal Resiliency and Sustainability assessment, Ms. Bosworth asked Mr. Westenberger whether the SDIRC had made any investments to make school sites and/or the roads approaching them more resilient (particularly in light of rising sea levels, more violent storms, and other environmental factors); he replied that neither were built to or being raised to any elite standard.

Adjournment

There being no further business, the meeting adjourned at 11:02 AM.

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

TO: Members of the Public School Planning Staff Working Group

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

DATE: March 8, 2019

**SUBJECT: Review of Draft Annual School Concurrency Assessment Report for
2018-2019**

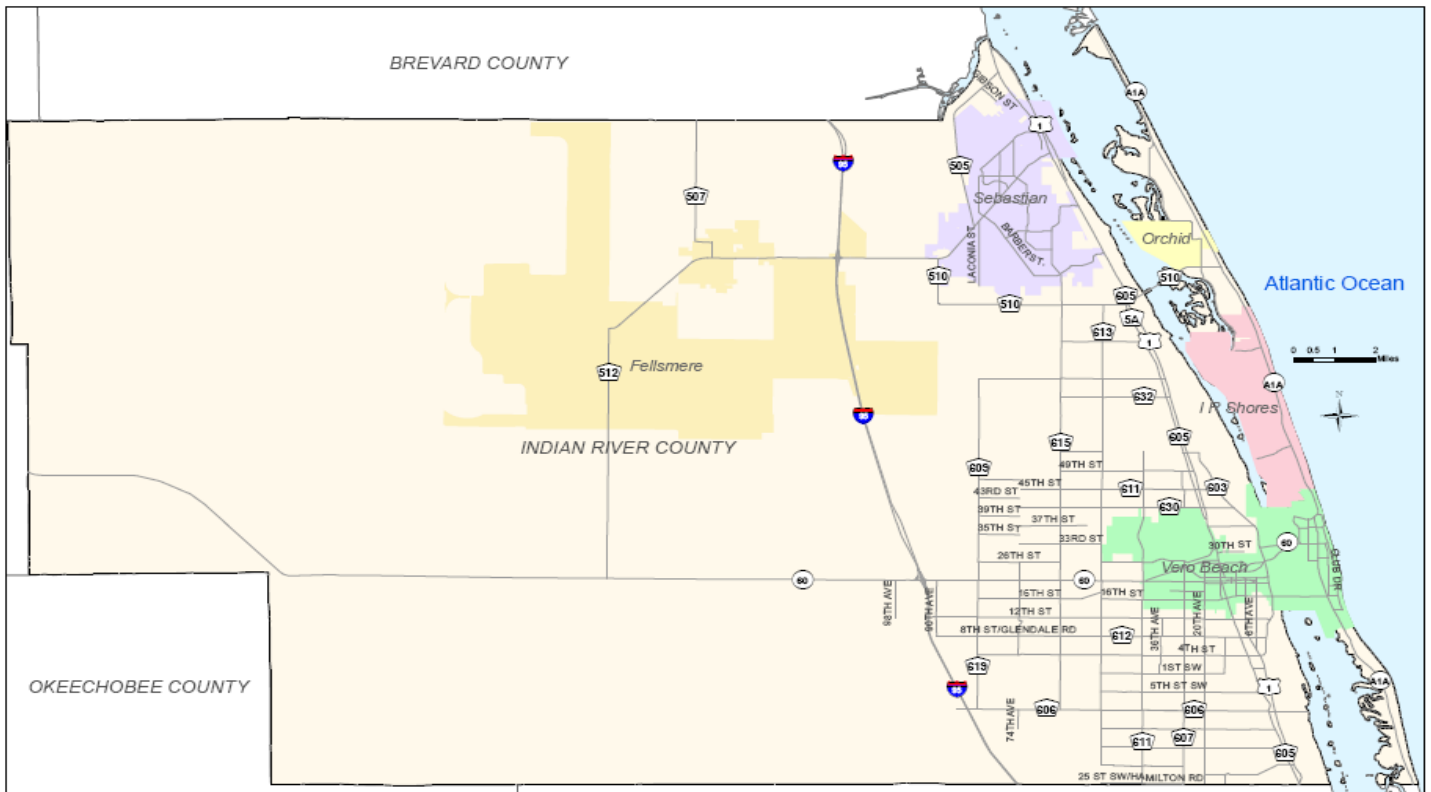
Attached is the draft annual school concurrency assessment report for 2018-2019. The draft report includes updated student capacity, student enrollment, general population, and school project data provided by school district staff and county planning staff. The draft report will be discussed at the March 15, 2019 Public School Planning Staff Working Group meeting.

Attachment: Draft 2018-2019 Annual School Concurrency Assessment Report

INDIAN RIVER COUNTY

Annual School Concurrency Assessment Report for 2018-2019

RAFT



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 2018-2019**

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 2020-2024
Middle School Capacity:	0 during 2020-2024
High School Capacity:	0 during 2020-2024

Table 1

Permanent Student Station Capacity Changes during First 3 Years of Proposed 2020-2024 5 Year Facilities Plan

Existing Schools	New Schools	Additions/ Major Renovations	Closures	Net Change	Year

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

- DEMAND CHANGES

ENROLLMENT

In 2019, district-wide student enrollment decreased by 136 students; that follows a decrease of 160 students in 2018. Student enrollment data shown for 2018 and 2019 in tables 2, 3, 4, and 5 below reflect the actual October FTE count and varies from the state forecasts which includes the average of the Oct/Feb counts.

**Table 2
Historic Actual School Enrollment 2005-2019**

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
*2019	6,763	3,550	4,867	306	15,486	-136

*Table 2 shows actual enrollment for 2018 and 2019 from the October FTE count 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 2018 and 2019 from the October FTE count for Elementary K-5, Middle 6-8 and High 9-12 ONLY; and DOE COFTE (June 28, 2018) forecasted projections for 2020 through 2024.

**Table 3
Elementary School K-5 Total Enrollment & Net Change 2018-2024**

*2018	6,953	-136
*2019	6,763	-190
2020	6,628	-135
2021	6,621	-7
2022	6,597	-24
2023	6,546	-51
2024	6,561	+15

For the elementary school enrollment forecast, the DOE projections show a decline in elementary growth over the next 5 years between 2020 and 2024. The actual elementary school enrollment of 6,763 for 2019 was 3 students *higher* than the Florida Department of Education (DOE) COFTE forecast of 6,760 for 2018-19 grades K-5.

Table 4**Middle School 6-8 Total Enrollment & Net Change 2018-2024**

*2018	3,519	-78
*2019	3,550	+31
2020	3,682	+132
2021	3,591	-91
2022	3,504	-87
2023	3,447	-57
2024	3,469	+22

For the middle school enrollment forecast, the DOE projections show that in the next 5 years there will be some middle school growth in 2020 and then a decline in enrollment between 2021 and 2023. The actual middle school enrollment of 3,550 for 2019 was 73 students *lower* than the Florida Department of Education (DOE) COFTE forecast of 3,623 for 2018-19 grades 6-8.

Table 5**High School 9-12 Total Enrollment & Net Change 2018-2024**

*2018	4,842	+66
*2019	4,867	+25
2020	4,412	-455
2021	4,395	-17
2022	4,416	+21
2023	4,528	+112
2024	4,465	-63

Generally, high school projections are impacted more by the size of the incoming 9th 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 large decline in 2020. The actual enrollment of 4,867 for 2019 was 387 students *higher* than the Florida Department of Education (DOE) COFTE forecast of 4,480 for 2018-19 grades 9-12.

The District's overall 2019 enrollment of 15,180 for the elementary, middle and high school levels ONLY, based on the actual October 12, 2018 count was 317 students *higher* than the Florida Department of Education (DOE) 2018-19 projected forecast of 14,863. The DOE COFTE (June 28, 2018) enrollment forecast predicts a decrease in overall elementary and middle school enrollment through 2024.

Additional Information*Not Included in Enrollment Data* (October 12, 2018 Count):

Total Charter School: 2,368 - (K-5) 1,079; (6-8) 585; (9-12) 704

Total Home School: 960

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	14,723***	Not Available

*2010 US Census
 ** 2017 BEBR medium projections
 *** DOE 2019-20 COFTE (June 28, 2018) 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	1,192 units
2018/2019	_____

2018/2019 New Residential Units Permitted

Month	Vero Beach	Fellsmere	IR Co.	IR Shores	Sebastian	Total
July 2018	1		67	3	15	
August 2018	5		97	3	22	
September 2018	3		55	4	7	
October 2018	8		92	5	15	
November 2018	0		101	3	11	
December 2018	3		83	1	12	
January 2019	4		127	0	13	
February 2019					8	
March 2019						
April 2019						
May 2019						
June 2019						
TOTALS						

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	473	0	473	107
Citrus ES	892	0	892	701	0	701	191
Dodgertown ES	584	0	584	380	0	380	204
Fellsmere ES	787	0	787	558	0	558	229
Glendale ES	684	0	684	577	0	577	107
Indian River Academy ES	604	0	604	417	0	417	187
Pelican Island ES	654	0	654	388	0	388	266
Sebastian ES	637	0	637	401	0	401	236
Treasure Coast ES	799	0	799	661	0	661	118
Vero Beach ES	796	0	796	591	0	591	205
Gifford MS	1,022	0	1,022	676	0	676	346
Oslo MS	1,026	0	1,026	897	0	897	129
Sebastian MS	1,007	0	1,007	934	0	934	73
Storm Grove MS	1,244	0	1,244	1,043	0	1,043	201
Sebastian HS	2,318	0	2,318	1,930	0	1,930	388
Vero Beach HS	2,918	0	2,918	2,937	0	2,937	-19

*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 2018-2019 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 2018, the projected 5 year expenditures were \$18,709,614 for new construction and remodeling projects. It is anticipated that the 2020-2024 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 2024. 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	6,920	8,783	79%	3,550	4,299	83%	4,867	5,236	93%
2020	6,785	8,783	77%	3,682	4,299	86%	4,412	5,236	84%
2021	6,778	8,783	77%	3,591	4,299	84%	4,395	5,236	84%
2022	6,754	8,783	77%	3,504	4,299	82%	4,416	5,236	84%
2023	6,703	8,783	76%	3,447	4,299	80%	4,528	5,236	86%
2024	6,718	8,783	76%	3,469	4,299	81%	4,465	5,236	85%

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

**2019 - Actual October 2018 FTE enrollment (*including Magnet & 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	5,147	7,017	73%	3,550	4,299	83%	4,867	5,236	93%
2020	5,012	7,017	71%	3,682	4,299	86%	4,412	5,236	84%
2021	5,005	7,017	71%	3,591	4,299	84%	4,395	5,236	84%
2022	4,981	7,017	71%	3,504	4,299	82%	4,416	5,236	84%
2023	4,930	7,017	70%	3,447	4,299	80%	4,528	5,236	86%
2024	4,945	7,017	70%	3,469	4,299	81%	4,465	5,236	85%

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

**2019 - Actual October 2018 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 2018-2019

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 2018/2019 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 2018-2019 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	4353,4355 Beauty Leaf Circle	4			Final
Villas at Three Oaks	7462,7468,7474,7480,7486 Oak Crest Lane	5			Final
Villas at Three Oaks	7420,7426,7432 Oak Ridge Place	3			Final
Bridgepointe	1970 Bridgepointe Circle	1			Final
MGA Southampton, LLC	1205, 1245 11 th Avenue		55		Conditional
Franzia Properties Rezoning	675 66 th Avenue		101		Conditional
Harmony Reserve	6168, 6174 Spicewood Lane	2			Final
Summer Lake North	6115 85 th Street	7	14		Conditional
Shottes/Old Sugar Mill Estates	4875 13 th Lane	1			Conditional
14 th Avenue Mixed Use Project	1797 14 th Avenue (Condos)	6			Conditional
Sommers Place Subdivision	9625 Highway A1A		5		Conditional
8050 Ocean Condominium	8050 Highway A1A	21			Conditional
Villas at Three Oaks	6021,6015,2009 Scott Story Way	3			Final
Harmony Reserve	6154, 6160 Spicewood Lane	2			Final
Harmony Reserve	6128, 6134 Spicewood Lane	2			Final
Bella Vista Isles	2575 65 th Avenue	34	6		Conditional
High Pointe PD	4255 65 th Street		247		Conditional
High Pointe West	4525 65 th Street		31		Conditional
Bridgepointe	2010 Bridgepointe Circle	1			Final
Harmony Reserve	6104, 6110 Spicewood Lane	2			Final
Harmony Reserve	6190, 6194 Spicewood Lane	2			Final
Verona Trace Town Homes	10084, 10082, 10080, 10078, 10076, 10074 W Villa Circle			6	Final
Verona Trace Town Homes	10081, 10083, 10085, 10087, 10089, 10091 W Villa Circle			6	Final
Verona Trace Town Homes	10070, 10068, 10066, 10064, 10062, 10060 W Villa Circle			6	Final
Verona Trace Town Homes	10053, 10055, 10057, 10059, 10061, 10063 W Villa Circle			6	Final
Verona Trace Town Homes	10067, 10069, 10071, 10073, 10075, 10077 W Villa Circle			6	Final
Verona Trace Town Homes	10109, 10111, 10113, 10115, 10117, 10119 W Villa Circle			6	Final
Verona Trace Town Homes	10040, 10038, 10036, 10034, 10032, 10030 W Villa Circle			6	Final

Project Name	Address/Location	MF Units	SF Units	TH Units	Request
Verona Trace Town Homes	10095, 10097, 10099, 10101, 10103, 10105 W Villa Circle			6	Final
Verona Trace Town Homes	10112, 10110, 10108, 10106, 10104, 10102 W Villa Circle			6	Final
Verona Trace Town Homes	10098, 10096, 10094, 10092, 10090, 10088 W Villa Circle			6	Final
Villas at Three Oaks	6099, 6093, 6087 Scott Story Way	3			Final
Villas at Three Oaks	6012, 6018, 6024 Scott Story Way	3			Final
Villas at Three Oaks	6042, 6048, 6054 Scott Story Way	3			Final
Bridge Creek	4755 64 th Street, 4655 65 th Street		84		Conditional
Lakes at Waterway Village	4424, 4426 Beauty Leaf Circle	2			Final
Oak Lake Apartments	3780 Indian River Boulevard	59			Conditional
Sea Breeze Cove	1850 41 st Street		111		Conditional

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 (No attachments included at this time for March PPSWG)

1. Adopted FY 2019-2023 Capital Improvement Project Summary (5 Year Facilities Plan)
2. Adopted FY 2020-2024 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

Summary of Capital Improvement Program

Project	Total	Prior to 2019	FY 2019 - FY 2023	2018- 2019	2019- 2020	2020- 2021	2021 2022	2022- 2023
Comprehensive Needs								
Modernizations & Replacements								
Glendale - Cafeteria Expansion/Renovation	3,022,426	0	3,022,426			205,221	2,817,205	
Sebastian River Middle - Cafeteria Renovation	5,000,000	0	5,000,000					5,000,000
Subtotal Modernizations & Replacements	8,022,426	0	8,022,426	0	0	205,221	2,817,205	5,000,000
Subtotal Comprehensive Needs	8,022,426	0	8,022,426	0	0	205,221	2,817,205	5,000,000
Other Items								
Capital Maintenance								
Building Improvements/Renovations - Districtwide	2,815,000	0	2,815,000		1,045,000	650,000	300,000	820,000
Capital Maintenance	6,214,976	0	6,214,976	1,019,160	1,083,160	968,336	1,572,160	1,572,160
Chiller Replacement	4,176,656	0	4,176,656	895,000	999,160	1,682,496	600,000	
Flooring	2,726,840	0	2,726,840	290,000	1,056,000	200,000	592,840	588,000
HVAC Repair and Replace	7,050,000	0	7,050,000		250,000		5,900,000	900,000
Painting/Waterproofing - Districtwide	3,550,000	0	3,550,000			1,950,000		1,600,000
Paving, Covers & Sidewalks - Districtwide	570,000	0	570,000				240,000	330,000
Roofing - Districtwide	3,604,302	0	3,604,302	970,000	542,440	1,801,662	145,000	145,000
Site Improvements - District Wide	969,550	0	969,550	43,000	426,550	500,000		
Subtotal Capital Maintenance	31,677,324	0	31,677,324	3,217,160	5,402,310	7,752,694	9,350,000	5,955,160
Safety, Security, and Environmental								
ADA Compliance-Districtwide	160,000	0	160,000		160,000			
Dodgertown Elementary Kalwal Roof Replacement	357,816	0	357,816		357,816			
Fire Alarm Upgrade - Districtwide	1,425,000	0	1,425,000	200,000	425,000	800,000		
Gifford Middle Kalwal Roof Replacement	2,193,494	0	2,193,494			600,000	1,593,494	
Health & Life Safety	8,494,898	0	8,494,898	1,675,428	1,308,573	1,240,866	1,344,282	2,925,759
Oslo Middle - Lockerroom Renovation	450,886	200,000	250,886	250,886				
Pelican Island Traffic Improvements	800,000	0	800,000					800,000

Project	Total	Prior to 2019	FY 2019 - FY 2023	2018- 2019	2019- 2020	2020- 2021	2021 2022	2022- 2023
Playground Equipment	1,795,000	0	1,795,000	395,000	350,000	350,000	350,000	350,000
Security Enhancements - Districtwide	3,547,000	0	3,547,000	3,272,000	275,000			
SRHS - Stadium/Gym Locker Room Renovations	2,415,105	52,113	2,362,992	1,500,000	862,992			
VBHS - Freshman Learning Center Locker/Bathroom Renovation	750,000	0	750,000		750,000			
Subtotal Safety, Security, and Environmental	22,389,199	252,113	22,137,886	7,293,314	5,089,381	3,984,350	1,694,282	4,075,759
Relocatables								
Relocatable Leasing	2,000,000	0	2,000,000	400,000	400,000	400,000	400,000	400,000
Subtotal Relocatables	2,000,000	0	2,000,000	400,000	400,000	400,000	400,000	400,000
Furniture & Equipment								
Furniture, Fixtures & Equipment D/W	1,873,000	0	1,873,000	308,000	585,000	500,000	250,000	250,000
Performing Arts Allocation Districtwide	150,000	0	150,000	25,000	50,000	25,000		50,000
School Buses/Vehicles	5,800,000	0	5,800,000	1,100,000	1,150,000	1,250,000	1,050,000	1,250,000
Subtotal Furniture & Equipment	7,823,000	0	7,823,000	1,433,000	1,785,000	1,775,000	1,300,000	1,550,000
Subtotal Other Items	63,889,523	252,113	63,637,410	12,343,474	12,656,691	13,912,044	12,744,282	11,980,919
Total Projects	71,911,949	252,113	71,659,836	12,343,474	12,656,691	14,117,265	15,561,487	16,980,919

Project Title : Glendale - Cafeteria Expansion/Renovation **Project Type :** Modernizations & Replacements
Project ID : 9018ES99020
Planning Zone :

Funding

	Total	Prior FY	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Land Acquisition								
Planning & Design	\$205,221					\$205,221		
Construction	\$2,817,205						\$2,817,205	
Furniture & Equipment								
Other								
Total	\$3,022,426					\$205,221	\$2,817,205	
Construction includes Site Development		Other includes CIP projects, Legal, Portables, Project Contingency, Testing, etc.						

Project Description

Expansion and Renovation of existing Cafeteria/Kitchen/Dining.

Project Status:
Design Start Date : 2020
Construction Start Date : 2021
Scheduled Open Date : 2022

Justification

Coordination