



## SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE

Stan Boling, County Planning Director  
Chris Mora, Assistant Public Works Director  
Dr. Dan McIntyre, School Board  
Erik Olson, Utilities Director  
David Fleetwood, County Parks Superintendent

Chris Kafer, County Engineer  
Phil Matson, County MPO Director  
Susan Olson, School Board  
Cliff Crawford, County Recreation Director  
County Sheriff's Office

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The School Planning Technical Advisory Committee will meet at **3:00 p.m. ON FRIDAY, November 21, 2008**, in the Community Development Conference Room A1-411 of the County Administration Building "A", 1801 27<sup>th</sup> Street, Vero Beach.

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### AGENDA

1. Call to Order and Introductions
2. Approval of Minutes from September 28, 2005 Meeting
3. Review and Approval of BB Middle School complex site plan (northeast corner of 66<sup>th</sup> Avenue and 57<sup>th</sup> Street)
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, (TDD #772-770-5215) AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.

## **SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE**

There was a meeting of the School Planning Technical Advisory Committee (SPTAC) on Wednesday, September 28, 2005 in Conference Room "B" of the County Administration Building, 1840 25<sup>th</sup> Street, Vero Beach, Florida.

Present were members Stan Boling, Indian River County (IRC) Planning Director; Chris Kafer, IRC Engineer; Christopher Mora, IRC Traffic Engineer (10:06 a.m.); Phil Matson, IRC Metropolitan Planning Organization Staff Director; Cliff Crawford, IRC Recreation Director; Jim Romanek, IRC Parks Superintendent; Dr. Dan McIntyre, School Board Assistant Superintendent of Operations; Susan Olson, School Board Executive Director of Facilities (10:08 a.m.); and Roy Raymond, County Sheriff.

Absent was Erik Olson, IRC Utilities Director (excused).

Also present were Bob Keating, IRC Community Development Director; Al Payne, School Board Project Manager; and Darcy Vasilas, Staff Assistant IV.

### **Call to Order**

Mr. Boling called the meeting to order at 10:03 a.m.

### **Approval of March 7, 2005 Minutes**

**ON MOTION BY Sheriff Raymond, SECONDED BY Mr. Crawford, the members voted unanimously (7-0) to approve the March 7, 2005 minutes as submitted.**

### **Review and Approval of 152-acre School Board School Complex Site at 57<sup>th</sup> Street and 66<sup>th</sup> Avenue**

Mr. Boling reviewed the information in the agenda packet, a copy of which is on file in the Commission Office.

Dr. McIntyre explained the site would eventually have a middle school and possibly a transitional school, depending on how the student population numbers panned out. He added hopefully there would be a high school on the site, as well as some of the School Board infrastructure such as Maintenance and Purchasing.

Mr. Matson inquired what the primary access points to the site would be. Dr. McIntyre responded the access sites would be determined after the School Board decided what facility would be built first. Mr. Mora suggested 61<sup>st</sup> and 57<sup>th</sup> Streets. He continued it would be difficult to get an access point on 66<sup>th</sup> Avenue between 61<sup>st</sup> and 57<sup>th</sup> Streets.

Mr. Matson asked Dr. McIntyre to estimate school population for the proposed schools. Dr. McIntyre replied currently the School Board had set the figures at 1,900 for high schools, 1,050 for middle schools, and 550 for elementary schools, although he would like to ask the School Board to reconsider the elementary school size because it was not economical at the current rate.

Discussion was held regarding storm water retention, existing canals on the site and the widening of 66<sup>th</sup> Avenue with all traffic going west.

Mr. Boling reported the School Board voted at their September 27, 2005 meeting not to build the South County High School.

Mr. Matson asked if there would be alternative south county sites for the next high school. Dr. McIntyre responded it could be years before another high school was built if the School Board decided to continue to use the Freshman Learning Center and the current Vero Beach High School campus. He added if a new middle school was built it would be a mid-county site.

Mr. Romanek wanted to know what the zoning was on property to the north and south of the proposed site. Mr. Boling replied both of the properties to the north and south were zoned and designated for one unit per five acres and most likely that would be large lot development and small commercial operation.

Mr. Crawford inquired what the distance was from the site to the new Liberty School Complex being built. Dr. McIntyre replied the distance was 1.5 miles.

Mr. Keating asked if it would be a long time before the property was fully developed. Dr. McIntyre responded in the affirmative. Mr. Keating queried if there would be an opportunity to have interim park use on the site. Dr. McIntyre felt there should be a way to allow a portion of the property to be used temporarily for sports practice fields.

Mr. Kafer wondered when the schools would be needed on the site. Dr. McIntyre reported middle school space was needed now, and the current plan was to renovate Vero Beach High School, keep the Freshman Learning Center,

and right now it was highly likely a middle school could end up on this site. Dr. McIntyre felt the decision should be final in the next few weeks.

Mr. Kafer inquired if the site could be used on a temporary basis as a staging area during times of emergency. Dr. McIntyre explained once the School Board made their final decision he could better answer the questions after a master plan was in place.

Mr. Boling reported IRC Planning staff recommended approval of the site, acknowledging it met the criteria outlined in his memorandum, a copy of which is on file in the Commission Office.

**ON MOTION BY Mr. Kafer, SECONDED BY Mr. Matson to recommend approval of the School Board complex site at 57<sup>th</sup> Street and 66<sup>th</sup> Avenue, acknowledging the site met the criteria as outlined by Planning staff.**

Under discussion, Mr. Crawford inquired what the procedure of the SPTAC was in relation to the School Board's decision at their September 27, 2005 meeting to not build the South County High School, which was held prior to this meeting where the members were discussing a matter that had already taken place. He asked for clarification on how the process should work as it related to the SPTAC and its' recommendations to the School District.

Mr. Boling stated the procedural issue Mr. Crawford inquired about would be addressed with the revision of the Interlocal Agreement. He added there were no longer many sites available for schools in Indian River County and the School Board had checked with Planning staff regarding the site meeting the requirements of the Comprehensive Plan prior to their September 27, 2005 meeting. Mr. Boling reported the ideal way for the site approval to proceed was for the SPTAC to make their recommendations before any final decisions were made.

Dr. McIntyre opined with the present real estate market they would not have been able to obtain the property if it had become a public issue. He added the current requirements of the Interlocal Agreement would not work in today's world, and the School Board would be recommending some changes.

Discussion ensued regarding the scarcity of sites now available for schools that would meet the Comprehensive Plan criteria.

**THE MOTION WAS CALLED and the members voted unanimously (9-0) in favor of the motion.**

**Other Matters**

Mr. Kafer asked if the acreage set aside at Pointe West for a school site in 1999 had a specified time frame in which the School Board needed to utilize the property. Mr. Boling stated the time frame would begin in 2007 and end in 2014. He continued the developer of Pointe West was currently using the site for polo. Mr. Boling added if the School Board decided not to use the property, it would then be available for community use.

Dr. McIntyre related another elementary school site on 15-20 acres was needed between Fellsmere and Sebastian and he would feel more comfortable knowing there was a site lined up. Mr. Boling suggested checking the annexation property to see if there may be a parcel available in the area west of Interstate 95 (I-95) and south of County Road 512 (CR 512). Mr. Boling added 300 acres was also annexed on the northeast corner of I-95.

**Adjournment**

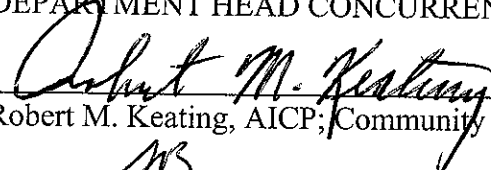
There being no further business, the meeting adjourned at 10:37 a.m.

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

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**TO:** Honorable Members of the School Planning Technical Advisory Committee

DEPARTMENT HEAD CONCURRENCE:

  
Robert M. Keating, AICP; Community Development Director

**THROUGH:** Stan Boling, AICP, Planning Director *MS*

**FROM:** John W. McCoy, AICP; Senior Planner, Current Development *JWM*

**DATE:** November 12, 2008

**SUBJECT:** Indian River County School District's Request for Approval of Middle School BB (Winter Beach Middle School)

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It is requested that the data herein presented be given formal consideration by the School Planning Technical Advisory Committee at its meeting of November 21, 2008.

**DESCRIPTION & CONDITIONS**

Carter Associates, Inc. has submitted a request on behalf of the Indian River County School District to construct a new middle school within the unincorporated area of the county. The request has been reviewed and approved by the county's Technical Review Committee (TRC), and is now to be considered by the School Planning Technical Advisory Committee (SPTAC). The SPTAC's responsibility is to formalize approval of the site plan and make a determination of the on-site and off-site improvements necessary to serve and support the proposed middle school.

Located at the northeast corner of 57<sup>th</sup> Street and 66<sup>th</sup> Avenue, the subject middle school site is a portion of a  $\pm 152$  acre "master" site owned by the School District. The middle school site is situated on the north side of 57<sup>th</sup> Street approximately 1,300' east of 66<sup>th</sup> Avenue on approximately 53 acres in the southeast corner of the master site. As proposed, the middle school will serve between 800 and 1,200 students, but will open with significantly fewer students than its  $\pm 1,200$  student maximum capacity.

**ANALYSIS**

On September 28, 2005, the SPTAC considered the School District's proposed acquisition of the subject  $\pm 152$  acre master site and determined that the district's proposed use of the site for a middle school, as well as for a future high school and a district support facility, is consistent with the county comprehensive plan and land development regulations (LDRs). In addition, the SPTAC acknowledged that "on site and off-site improvements required for school facility construction and operation will be addressed in the future during site plan review". Subsequent to the SPTAC's 2005 determination, the school district acquired the master site and added development of a middle school on the subject site to its 5 year facilities work program. More recently, the school district participated in the county's TRC site plan review process and commenced construction of the middle school.

In accordance with section 6.6, of the adopted Interlocal Agreement for Coordinated Planning and School Concurrence (see attachment # 4), the school district now seeks SPTAC approval of the site plan.

- **On-Site Improvements**

➤ <b>Middle School Site Area:</b>		53.92 acres
➤ <b>Parking:</b>	Required:	198 spaces
	Provided:	160 standard spaces 79 grassed spaces (infrequent) <u>7</u> handicap spaces
	<b>Total</b>	<b>246 spaces</b>

Note: County LDRs allow grassed spaces for over flow and event parking for schools.

- **Open Space:** Required: 40%  
Provided: 57.5%
- **Traffic Circulation:** The middle school site is on the north side of 57<sup>th</sup> Street between 58<sup>th</sup> Avenue and 66<sup>th</sup> Avenue. As part of school construction, 57<sup>th</sup> Street is being improved (paved) from 58<sup>th</sup> Avenue to the middle school site to provide initial paved access to the middle school. The remainder of 57<sup>th</sup> Street from the middle school site to 66<sup>th</sup> Avenue will be paved after the middle school opens, at the time that the 57<sup>th</sup> Street bridge over the Lateral A canal is constructed.

The site plan proposes on-site construction of a “64<sup>th</sup> Avenue” segment that will connect 57<sup>th</sup> Street and 59<sup>th</sup> Street, as well as construction of a segment of “62<sup>nd</sup> Avenue” that will run continuously between 57<sup>th</sup> Street and 61<sup>st</sup> Street. In addition, a segment of “59<sup>th</sup> Street” is proposed to connect 62<sup>nd</sup> Avenue and 64<sup>th</sup> Avenue. The school will have access from 59<sup>th</sup> Street, 62<sup>nd</sup> Avenue and 64<sup>th</sup> Avenue. The three access points allow for the separation of traffic. School bus traffic will access from 62<sup>nd</sup> Avenue on the east. Delivery traffic will access from 62<sup>nd</sup> avenue on the east from a separate driveway. Parent drop-off/pick-up traffic will access from 59<sup>th</sup> Street on the north.

- **Building Area:** There are 5 buildings proposed around a central courtyard area. Two buildings will be one-story, while three buildings will be two-story. Total floor area will be 120,608 square feet.
- **Landscape and Buffering:** The landscape and buffering plan generally meets the requirements of LDR Chapter 926. Where the county’s understory tree and shrub criteria conflict with crime prevention through environmental design (CPTED) standards, the understory and shrub requirement were not applied. The landscape plan also accommodates the use of mitigation trees provided by private developers. These mitigation trees are above and beyond landscaping required for public schools.
- **Recreation:** Recreation fields, including a soccer field, and hard courts will be provided in the southern portion of the site.
- **Security:** A fence will provide security at the perimeters of the buildings. Recreation areas will not be fenced-off.

- **Off-Site Improvements & Responsibilities**

In order for the middle school to function efficiently, a number of improvements need to be completed. An itemized list of improvements and responsible parties, is shown below

- **57<sup>th</sup> Street from 58<sup>th</sup> Avenue to the School site:** The School District will be responsible for design and construction of this section of 57<sup>th</sup> Street, including a right turn lane on 57<sup>th</sup> Street at 58<sup>th</sup> Avenue. It is anticipated that this portion of 57<sup>th</sup> Street will be completed prior to the opening of the school.

- **62<sup>nd</sup> Avenue from 57<sup>th</sup> Street to 61<sup>st</sup> Street:** The School District will be responsible for designing, permitting and constructing this segment of 62<sup>nd</sup> Avenue. This segment of 62<sup>nd</sup> Avenue will ultimately become county right-of-way.
- **64<sup>th</sup> Avenue east of the School and 59<sup>th</sup> Street north of the School:** These roadway segments will be designed, permitted, and constructed by the School District and remain part of the District's campus.
- **Sidewalk along 57<sup>th</sup> Street:** The sidewalk along the north side of 57<sup>th</sup> Street will be designed, permitted, and constructed by the School District. The sidewalk will be 8' wide from 66<sup>th</sup> Avenue to 62<sup>nd</sup> Avenue, and 6' wide east of 62<sup>nd</sup> Avenue.
- **58<sup>th</sup> Avenue/57<sup>th</sup> Street:** Signalization of this intersection will be provided in accordance with a developer's agreement between the District and the County.
- **New bridge on 57<sup>th</sup> Street at 66<sup>th</sup> Avenue over the Lateral A canal and extension of 57<sup>th</sup> Avenue Pavement from the School to the Bridge:** This improvement will be provided in accordance with a developer's agreement between the District and the County. It is anticipated that this improvement will not be completed, but will be under construction prior to the opening of the school. Other traffic routes that do not include the bridge will be used at the school's opening.
- **66<sup>th</sup> Avenue/57<sup>th</sup> Street:** Signalization of this intersection will be provided in accordance with a developer's agreement between the District and the County.
- **South bound left turn lane on 66<sup>th</sup> Avenue at 57<sup>th</sup> Street:** This improvement will be provided in accordance with a developer's agreement between the District and the County. It is anticipated that this improvement will not be completed but will be under construction prior to the opening of the school. It is acknowledged that the school will open with significantly fewer students than the school's maximum capacity.
- **Water Service:** The school will be connected to the county water system. Water is available, and the District is working with the County Division of Utility Services to connect.
- **Sewer Service:** The school will be connect to the county sewer system. Sewer services are available, and the District is working with the County Division of Utility Services to connect. Service will require system improvements, including a lift station and extension of a force main east along 57<sup>th</sup> Street from the school to 58<sup>th</sup> Avenue.

Subject to the referenced developer's agreement for certain traffic improvements, county staff finds that the site plan is consistent with the county's LDRs and approvable under section 6.6 of the Interlocal Agreement.

#### **RECOMMENDATION:**

The Technical Review Committee recommends that the SPTAC grant site plan approval for the "BB" (Winter Beach) Middle School, subject to approval of a developer's agreement by the Board of County Commissioners and the School District to provide for off-site traffic improvements.

#### **ATTACHMENTS:**

1. Location Map
2. Section 6.6 of the Interlocal Agreement
3. Approval letter and staff report on the master site selection
4. Site Plan

66th Avenue

61st Street

57th Street

USA Boundary



A-1

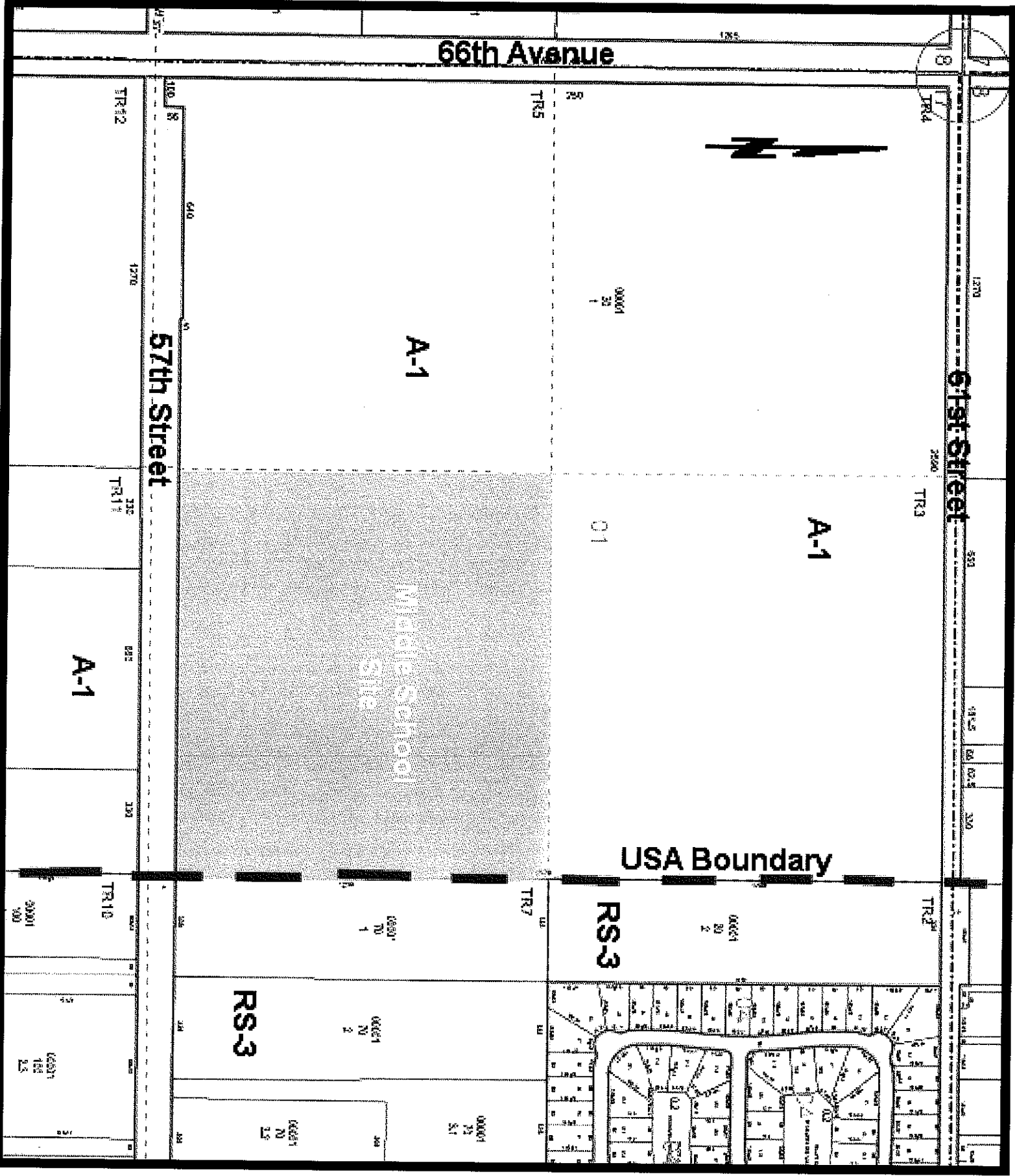
A-1

A-1

Middle School

RS-3

RS-3



- 6.6 No school site shall be developed without SPTAC approval. However, SPTAC approval will not be unreasonably withheld in unreasonable disregard of the School Board's Educational Facilities Plan, program requirements, Five-Year Facilities Work Program, and the criteria set forth in Section 6.5 above. In conjunction with the School Board's approval of a new school site and planning for site development, the School Board and affected Local Government(s) will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school. To aid in making such determination, the School Board shall submit a site plan of the new school for review and approval by the SPTAC. Prior to the SPTAC review, the affected jurisdiction may coordinate with School District staff and perform its own technical review of the site plan. The SPTAC shall notify the School District in writing of its action, together with approval conditions relating to the timing and responsibility for construction, contributions toward construction, and operation and maintenance of required on-site and off-site improvements.

October 4, 2005

Dan McIntyre  
Assistant Superintendent for Planning & Operations  
Indian River County School Board  
1990 25<sup>th</sup> Street  
Vero Beach FL 32960

RE: School Planning Technical Advisory Committee (SPTAC)  
Recommendation on the 57<sup>th</sup> Street School & Support Facilities Site (east side of 66<sup>th</sup> Avenue, north side of 57<sup>th</sup> Street)

Dear Dan:

On behalf of the SPTAC and in accordance with the school planning interlocal agreement, I am hereby forwarding the SPTAC's site acquisition recommendation to you. On September 28, 2005, the SPTAC met, considered county staff's analysis for the subject site, and discussed aspects of the site. For convenience, I am attaching a copy of that analysis (see attachment #1).

The SPTAC determined that the site is consistent with the county comprehensive plan and land development regulations. There was discussion of site development and interim use issues that will be specifically addressed when the site is site planned (master planned) in the future. In addition, the SPTAC found that the site satisfies all of the applicable school site selection criteria outlined in the interlocal agreement. Consequently, the Committee voted unanimously to recommend that the School Board acquire the site (see attachment #2).

If you have any questions, please contact me at 226-1242.

Sincerely,

Stan Boling, AICP  
Planning Director

Attachments: 1. Site Analysis  
2. Draft Minutes from the September 28, 2005 SPTAC meeting

cc:	Board of County Commissioners	Joe Baird, County Administrator
	Michael Zito, Assistant County Administrator	Robert M. Keating, AICP
	Sasan Rohani, AICP	Roland M. DeBlois, AICP
	John W. McCoy, AICP	Jim Davis, P.E.
	Chris Kafer, P.E.	Chris Mora, P.E.
	John King	Erik Olson, P.E.
	Phil Matson	Jim Romanek
	Cliff Crawford	Sheriff Roy Raymond

## **57<sup>th</sup> STREET SCHOOL & SUPPORT FACILITIES COMPLEX** **(57<sup>TH</sup> Street East of 66<sup>th</sup> Avenue)**

### **Introduction:**

In May 2003, the county, Fellsmere, Sebastian, Vero Beach, and the School Board entered into a public school planning interlocal agreement. Mandated by the state, that interlocal agreement created various public school planning related coordination mechanisms. One such mechanism consists of a process and criteria for selecting new school sites in the county. The mandated process for selecting school sites requires that the School Planning Technical Advisory Committee (SPTAC) review potential school sites and make a site acquisition recommendation to the School Board. The SPTAC consists of local government and school board staff.

Pursuant to the site selection process, the school district and county now seek approval from the SPTAC for a school and support facilities complex site located in the unincorporated area of the county. Currently, the school board has an option to purchase the site.

### **Site Description:**

Located on the north side of 57<sup>th</sup> Street and the east side of 66<sup>th</sup> Avenue, the ± 152 acre site is situated about half way between Vero Beach and Sebastian. Although there are no current plans for developing the site, the size and location of the site could accommodate a new high school, middle school, and district support facilities complex. Each of these facilities could serve the mid-county area as well as north and south county areas. The site is located adjacent to the Urban Service Area with frontage and convenient access to a north/south arterial roadway (66<sup>th</sup> Avenue), and two collector roadways (57<sup>th</sup> Street and 61<sup>st</sup> Street).

## **IMPACT ASSESSMENT ANALYSIS (IAS)**

### **Site Analysis:**

As indicated in the analysis below, the site meets all applicable school siting criteria of interlocal agreement section 5.7. These criteria are to be used by the SPTAC, School Board, and the county when evaluating a potential school site. Each section 5.7 criterion is listed below, followed by an explanation of how the criterion is met.

- a. Potential to accommodate the projected additional student population by expanding or rebuilding existing schools instead of building a new school.**

**Note:** The nearest high schools are 6.5 miles away (Sebastian River) and 8.5 miles away (Vero Beach). The nearest middle schools are 7.5 miles away (Sebastian Middle) and 4.5 miles away (Gifford Middle). Thus the site is located in a “gap” between existing middle schools and high schools serving the Vero Beach or Sebastian/Fellsmere areas. In addition, there are several large residential projects under development or approved for development in the mid-county area. Thus, the site is logically located for a future high school or middle school in a rapidly growing area that is far-removed from existing high school and middle school facilities.

- b. Consistency of the proposed site with any Court-ordered school desegregation mandate.**

**Note:** There is a desegregation order in effect for existing and future schools. The subject schools will meet the desegregation order.

- c. Extent to which the proposed site provides a logical focal point for community activities and serves as the cornerstone for innovative urban design standards, including opportunities for shared use and co-location of community facilities.**

**Note:** Although the subject site is not integrated into a development design or neighborhood plan, it can be well integrated into the county's roadway network with convenient access to 57<sup>th</sup> Street, 61<sup>st</sup> Street, and 66<sup>th</sup> Avenue. Use of future facilities for various shared recreation and community uses will be addressed in the future with facility site plan reviews.

- d. Extent to which an elementary or middle schools can be located internal to residential neighborhoods and discouraged from locating adjacent to major arterial roadways.**

**Note:** The potential middle school on this site can be located away from 66<sup>th</sup> Avenue (an arterial roadway) and toward collector roadways (57<sup>th</sup> Street or 61<sup>st</sup> Street).

- e. Extent to which an elementary school can be located within reasonable walking distance of dwelling units served by the schools.**

**Note:** N/A

- f. Extent to which a high school can be located on the periphery of residential neighborhoods, near thoroughfares so as to discourage traffic along residential streets in residential subdivisions.**

**Note:** This site is not located adjacent to existing neighborhoods and is situated so that access to a high school facility can be via major roadways rather than local neighborhood streets.

- g. Extent to which the proposed school site is compatible with present and projected uses of adjacent property and capable of accommodating buffers necessary to shield adjacent residences from school driveways, school drop-off and pick up areas, and school playgrounds.**

**Note:** The large size and location of the site will allow for adequate buffers and designs that will facilitate compatibility with adjacent property.

- h. Extent to which the proposed school site encourages community redevelopment and revitalization, provides efficient use of existing infrastructure, and discourages urban sprawl.**

**Note:** The site is contiguous to the Urban Service Area boundary and is located east of 66<sup>th</sup> Avenue. Roads, water, and sewer infrastructure can be provided to the site. The site is situated so that it can conveniently serve adjacent urban areas in the mid-county, north county, and south county areas.

The area's existing and future roadway and pedestrian system design will serve future and existing development to the east, north, and south and will provide easy vehicular and pedestrian access to and from the site.

**i. Extent to which the proposed site's acquisition and development cost is affected by the proposed location.**

**Note:** The school district has negotiated acquisition for a large site that meets county comprehensive plan policies for school facilities.

**j. Extent to which the proposed school site provides safe access to residential neighborhoods by pedestrians and vehicles.**

**Note:** See "c", and "h" above.

**k. Extent to which the proposed school is served by adequate public facilities and services to support the school, or the extent to which adequate public facilities and services will be available, concurrent with the impacts of the school.**

**Note:** See "h" above. Infrastructure to and within the area will be addressed in the future, during site plan reviews.

**l. Extent to which the proposed school site contains no significant environmental constraints that would preclude development of a public school on the site.**

**Note:** There are no significant environmental constraints on the subject school site, which is currently a citrus grove.

**m. Extent to which the proposed school will have no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as locally significant historic or archaeological resources.**

**Note:** There are no known historical or archeological resources on this site.

**n. Extent to which the proposed school will be located on well drained soils which are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.**

**Note:** Soils and drainage characteristics appear to be typical for citrus grove properties. No special constraints are apparent. Development details will be addressed in the future, during site plan reviews.

- o. Extent to which the proposed school site is not in conflict with local government stormwater management plans or watershed management plans.**

**Note:** There are no such conflicts with this site.

- p. Extent to which the proposed school site is not within a floodway as delineated in the affected comprehensive plan.**

**Note:** The site is not located within a regulatory floodway. Approximately half the site is located within an X zone. The remaining half is within an AE zone.

- q. Extent to which the proposed school site is large enough to accommodate the required parking, circulation, and queuing of vehicles onsite.**

**Note:** See “a”, “c”, “d”, and “g” above. This ± 152 acre site exceeds the total size needed under the school board’s “standard” middle school site size of 40 acres and the “standard” high school site size of 80 acres, combined.

- r. Extent to which the proposed school site lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.**

**Note:** The site is not located within the vicinity of an airport and is not located within a noise zone, or runway clear zone [reference LDR section 911.17, established pursuant to FS 333.03]. The site is located within a 200’ height notification zone. No portion of future structures will approach this height notification threshold. Therefore, there will be no conflicts with airport related regulations.

- s. Extent to which the proposed school can serve as an emergency shelter by being built according to the appropriate standards and requirements that make it an appropriate emergency shelter.**

**Note:** This site can serve as an emergency shelter site if so designated, designed, and constructed. This issue will be addressed in the future by county staff and Emergency Services in coordination with the school district, during review of the school site plan.

- t. Extent to which the proposed school, if it is to be located in the unincorporated county, can meet the requirements of the county’s Land Development Regulations Section 971.14(4) (Appendix “D”).**

**Note:** This site meets all applicable 971.14(4) criteria for middle schools and high schools.

**Findings:**

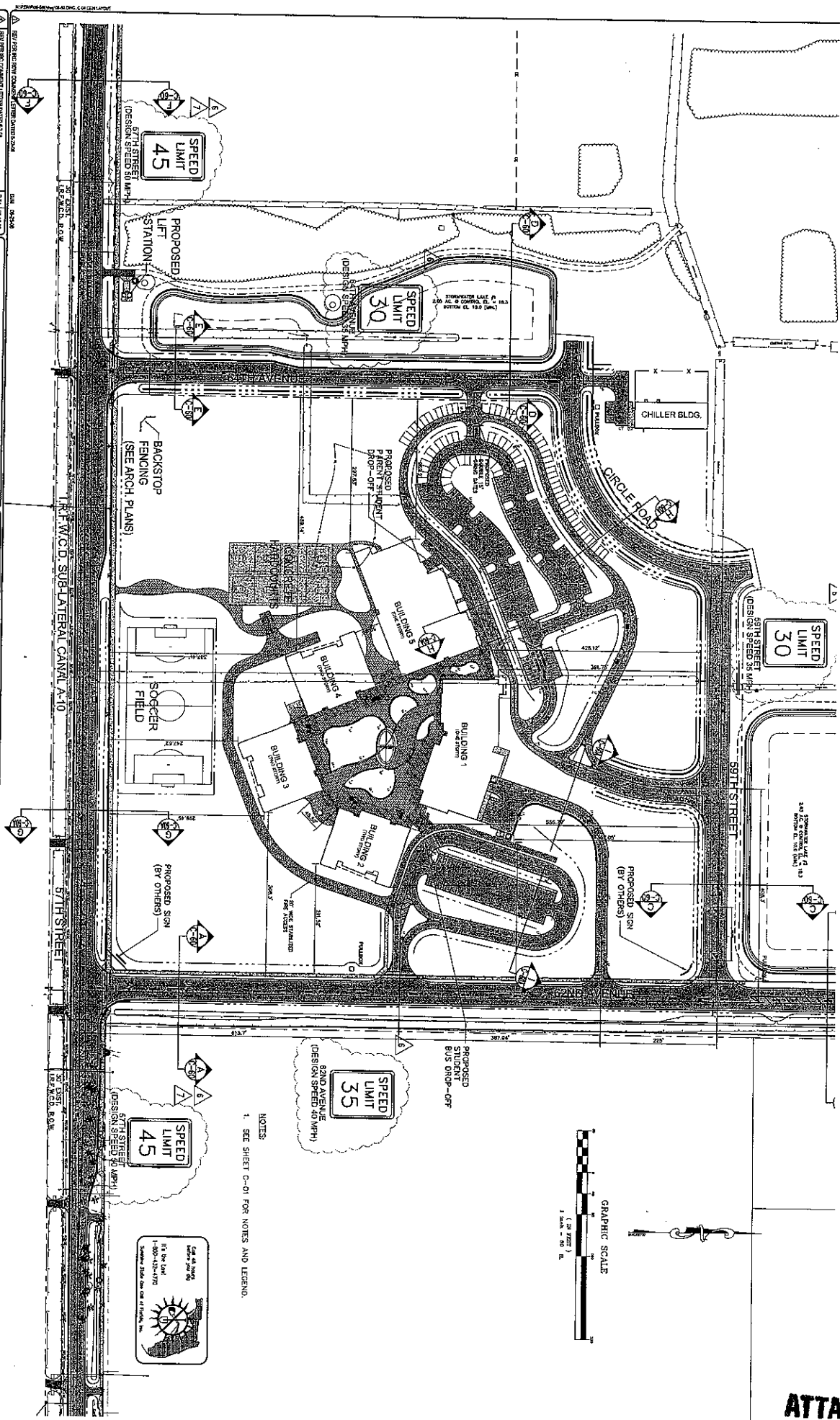
Based on the site analysis, the 57<sup>th</sup> Street School & Support Facilities site is consistent with the county comprehensive plan, land development regulations, and meets the school siting evaluation criteria of interlocal agreement section 5.7.

**ECONOMIC ANALYSIS (EA):**

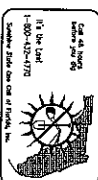
Normally, a detailed economic analysis is needed to compare the true cost of acquiring competing sites. However, in this case, there are no competing sites that meet comprehensive plan policies and the size requirements of the school district. Therefore, no economic analysis is required or provided:

On site and off-site improvements required for school facility construction and operation will be addressed in the future during site plan review.

Attachments: 1. Maps and Aerial



NOTES:  
1. SEE SHEET C-01 FOR NOTES AND LEGEND.



<p><b>SCHOOL DISTRICT OF INDIAN RIVER COUNTY</b> 1990 25TH STREET VERO BEACH, FLORIDA 32980 PAX: 772-864-1178</p>		<p><b>CARTER ASSOCIATES, INC.</b> CONSULTING ENGINEERS AND LAND SURVEYORS 1708 2718 STREET, VERO BEACH, FL 32960 PAX: (772) 852-7180</p>		<p><b>MIDDLE SCHOOL "BB"</b> OVERALL SITE LAYOUT PLAN INDIAN RIVER COUNTY, FLORIDA</p>	
NO.	REVISION	DATE	BY	DATE	BY
1	ADDITIONAL COMMENTS	08/18/2008			
2	REVISED PER COMMENTS	08/18/2008			
3	REVISED PER COMMENTS	08/18/2008			
4	REVISED PER COMMENTS	08/18/2008			
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