



SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE

MEETING #2: County Site

Stan Boling, County Planning Director
Chris Mora, Assistant Public Works Director
Susan Olson, School Board
Cliff Crawford, County Recreation Director
David Fleetwood, County Parks Superintendent

Chris Kafer, County Engineer
Phil Matson, County MPO Director
Erik Olson, Utilities Director
County Sheriff's Office

The School Planning Technical Advisory Committee will meet at **10:30 a.m. ON THURSDAY, July 9, 2009**, in the Community Development Conference Room A1-411 of the County Administration Building "A", 1801 27th Street, Vero Beach.

AGENDA

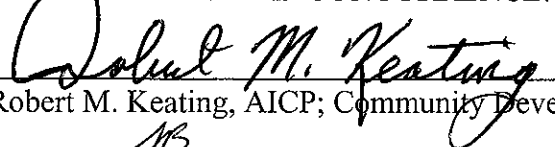
1. Call to Order
2. Review and Approval of Major Site Addition and Renovation to the Citrus Elementary School Campus (2771 4th Street)
3. Other Matters
4. Adjournment

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.

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

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

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

DATE: June 25, 2009

SUBJECT: **Indian River County School District's Request for Approval of a Major Site Addition and Renovation to the Citrus Elementary School Campus**

It is requested that the data herein presented be given formal consideration by the School Planning Technical Advisory Committee at its meeting of July 9, 2009.

DESCRIPTION & CONDITIONS

On behalf of the Indian River County School District, Carter Associates, Inc. has submitted a request to construct site improvements on an approximately 10 acre addition to the Citrus Elementary School campus. The proposed improvements consist mostly of site related traffic circulation improvements. 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 (if needed) necessary to serve the renovated campus facility.

Citrus Elementary is an existing elementary school located at the southwest corner of 27th Avenue and 4th Street. Over time, facilities on the existing campus have expanded; student population and generated/attracted trips to the site have increased, and the background traffic on adjacent county roads (27th Avenue and 4th Street) has increased. These changes have resulted in parking, traffic circulation, and vehicle queuing problems at the existing school facility. The proposed site addition and traffic circulation improvements are intended to resolve these problems. In this particular instance, a much larger pick-up and drop-off loop is proposed along with increased parking capacity.

ANALYSIS

The adopted interlocal agreement (ILA) sets thresholds for site additions and improvements that must be approved by the SPTAC. In this case, the School District is adding an approximately 10 acre parcel to the overall campus to accommodate the proposed improvements and campus renovations. Because the site addition and improvements propose major traffic circulation changes, SPTAC review and approval are required.

- **On-Site Improvements**

➤ School Site Area:	Existing:	29.93 acres
	<u>Added Parcel:</u>	<u>9.74 acres</u>
	Total:	39.67 acres

Note: The area of development is 16.85 acres. This includes portions of the existing campus that are to be renovated.

➤ Parking:	Existing:	54 spaces
	<u>Additional:</u>	<u>96 spaces</u>
	Total Proposed	150 spaces

➤ Open Space:	Required:	40%
	Provided:	65.4%

Note: The 65.4% open space figure is based on the 39.67 acre expanded campus area after development.

- **Traffic Circulation:** Access to the existing school and the existing parking lot is from 4th Street and provided by two 2-way driveways. Currently, the existing parking lot and driveways are located to the north and west sides of the school building, and provide a short traffic loop and small parking area. The present circulation system provides less than 500' of vehicle-queuing distance for the school's pick-up and drop-off areas and does not provide a convenient way to segregate bus and passenger vehicles.

The site plan proposes a new 4th Street driveway that will access the 10 acre addition and serve the overall campus. Proposed traffic circulation improvements include additional parking, and a long loop for parent pick-up and drop-off. The proposed improvements will allow for better segregation of bus and passenger vehicles, and will provide over 1,900' of vehicle queuing distance for pick-up and drop-off areas.

County Traffic Engineering and Public Works have reviewed and approved the proposed site plan. Since there are no proposed building improvements and no increase in enrollment or traffic at the site, a left turn lane at the project driveway for this development is not required. As proposed, the new pick-up/drop-off loop will actually improve the function of 4th Street during times of peak school traffic. To facilitate a potential future left turn lane at the project driveway(s), the School District has depicted, and agreed to dedicate when needed in the future, 15' of right-of-way along the project's 4th Street frontage as well as a 40' corner clip at 27th Avenue and 4th Street. These future dedications are shown on the site plan. The dedications will occur when the county initiates plans for 4th Street improvements.

- **Building Area:** No new building area is being proposed. An abandoned single-family home on the 10 acre addition will be removed.
- **Landscape and Buffering:** The landscape and buffering plan generally meets the requirement of county LDR (land development regulation) Chapter 926. Since the 10 acre addition is located adjacent to the Pine Hill Park single-family subdivision to the west, the applicant proposes a Type "C" buffer with a 6' opaque feature to buffer the easternmost subdivision lots from proposed driveway improvements.

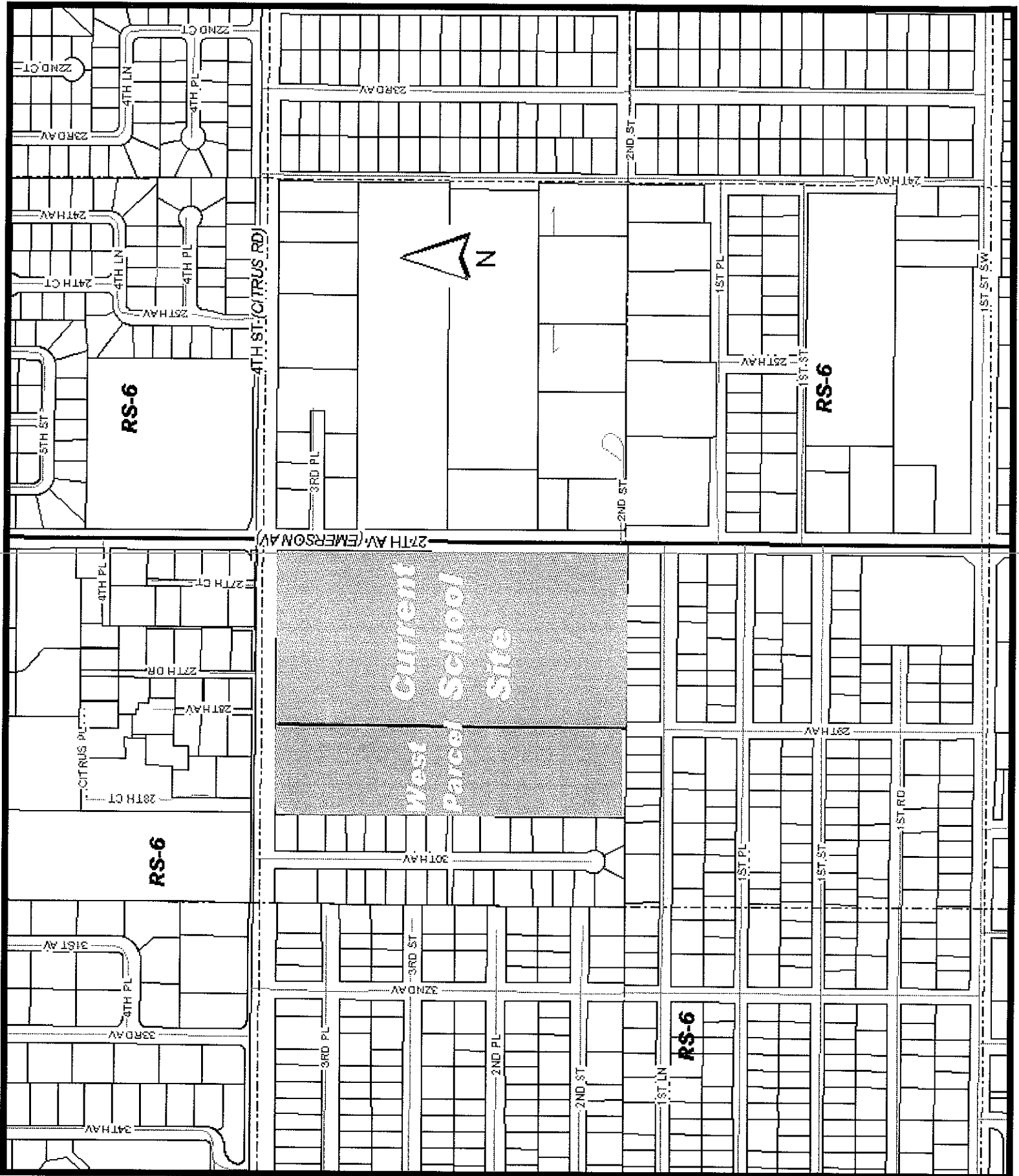
- **Drainage:** The drainage plan accommodates all stormwater run-off from the new improvements and some of the run-off from improvements on the existing campus. That run-off will be directed to an existing pond on the 10 acre addition which will be retained and converted to a stormwater treatment pond. The drainage plan has been approved by County Engineering. Prior to construction, the School District will need to obtain approval from the St. John's River Water Management District.
- **Recreation:** No new recreation improvements are proposed or required, and no existing recreation improvements are to be removed.
- **Security:** The applicant is proposing a 6' black vinyl clad chain link fence around the pond to secure the pond.
- **Off-Site Improvements:** County Traffic Engineering has verified that no off-site improvements are proposed or required at this time. As referenced in the traffic section of this report, there is future right-of-way dedication for 4th Street and the 4th Street/27th Avenue intersection depicted on the site plan.

RECOMMENDATION:

The county's Technical Review Committee recommends that the SPTAC grant site plan approval for the Citrus Elementary School site addition and improvements.

ATTACHMENTS:

1. Location Map and Aerial
2. Section 6.6 of the Interlocal Agreement
3. Site Plan
4. Landscape Plan



(u) 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").

* 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. *

Section 7 School Facility Modification, Closures, Major Additions, and Renovations

- 7.1 The School Board shall notify the SPTAC, the County, and appropriate Cities of any proposed closure, major addition to (expansion of 10% or more) or other major renovation of an existing school that ~~increases or decreases the school's capacity by 10% or more, or increases the school's total building square footage by 10% or more.~~ Major renovations shall include projects that change traffic circulation, reduce building setbacks or buffers, or increase existing building heights by 10% or more.
- 7.2 The SPTAC shall review any proposed school closure, major addition or major renovation for consistency with the Comprehensive Plan, and compliance with Land Development Regulations relating to:
- (a) Building setbacks
 - (b) Building orientation and articulation
 - (c) Building height
 - (d) Buffers
 - (e) Signs
 - (f) Vehicle and pedestrian circulation and infrastructure
- 7.3 The School Board shall submit a site plan of the major addition or renovation 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, including approval conditions. Approval conditions shall address the timing and responsibility for construction, operation, and maintenance of required on-site and off-site improvements, including responsibility for bearing the costs of the improvements.
- 7.4 In no event shall the School Board undertake any addition to or renovation of an existing school facility that is inconsistent with the applicable Comprehensive Plan(s) or Land Development Regulations, as

