



SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE

MEETING #1: Fellsmere 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
Jason Nunemaker, City Manager of Fellsmere

The School Planning Technical Advisory Committee will meet at **10:00 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 and Introductions
2. Approval of Minutes from November 21, 2008 Meeting
3. Review and Approval of "Ansin 20 Acre" Elementary School Site (southwest corner of 89th Street and 106th Avenue)
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.

SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE

There was a meeting of the School Planning Technical Advisory Committee (SPTAC) at 3:00 p.m. on Friday, November 21, 2008 in Conference Room A1-411 of the County Administration Building A, 1801 27th Street, Vero Beach, Florida.

***The meeting minutes will consist of motions and actions taken, a copy of the audio will be provided upon request.**

Present were members **Stan Boling**, Indian River County (IRC) Planning Director; John McCoy, IRC Senior Planner; **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; **David Fleetwood**, IRC Parks Superintendent; and **Dr. Dan McIntyre**, School Board Assistant Superintendent of Operations.

Absent were **Erik Olson**, IRC Utilities Director; **Susan Olson**, School Board Executive Director of Facilities; and **Roy Raymond**, County Sheriff (all excused)

Also present were Mary Jane Ingui, Interested Citizen/Parent; Thomas Ingui, Interested Citizen/Student; and Maria Resto, Commissioner Assistant, District 2.

Call to Order

Mr. Boling called the meeting to order at 3:04 p.m. followed by introductions.

Approval of March 7, 2005 Minutes

ON MOTION BY Mr. Matson, SECONDED BY Mr. Crawford, the members voted unanimously (7-0) to approve the September 28, 2005 minutes as submitted. (00:02:24)

Review and Approval of BB Middle School complex site plan (northeast corner of 66th Avenue and 57th Street)

Stan Boling, IRC Planning Director, reviewed a memorandum dated November 12, 2008, a copy of which is on file in the Commission Office. Mr.

Boling provided a brief overview on the purpose of the committee, and the interlocal agreement for public school planning.

MR. MCCOY provided an overview of Winter Beach Middle School project and reviewed the Off-Site Improvements & Responsibilities which included the following:

- Design and construction of a section of 57th Street from 58th Avenue to the school site, including a right turn lane on 57th Street at 58th Avenue.
- Design, permitting, and construction of 62nd Avenue from 57th Street to 61st Street.
- Design, permitting, and construction of 64th Avenue east of the School and 59th street north of the school.
- Design, permitting, and construction of a sidewalk along 57th Street.

MR. MCCOY explained that some of the improvements and responsibilities covered by the developer's agreement between the District and the County included: the signalization of the 58th Avenue/57th Street intersection and 66th Avenue/57th Street intersection, the construction of a south bound left turn lane on 66th Avenue at 57th Street and the construction of a new bridge on 57th Street on 66th Avenue.

A lengthy discussion ensued regarding the Off-Site Improvements and Responsibilities.

Mr. Crawford noted the sports facility included in the plan and inquired whether there was an opportunity for public accessibility. Dr. McIntire stated he would be supportive of community use or joint use of the sports facilities.

Discussion ensued regarding various aspects of the school design including requirements and process for utilizing the facility as a shelter and the inclusion of environmentally friendly elements.

ON MOTION BY Mr. Crawford, SECONDED BY Mr. Mora, the members voted unanimously (7-0) to approve the grant site plan 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. (00:23:51)

Other Matters

Mr. Crawford referred to the third page (third and fourth paragraphs) of the SPTAC meeting minutes of September 28, 2005. The paragraphs included a discussion regarding the School Board Decision to not build the South County High School prior to the SPTAC meeting and the SPTAC procedure for making recommendations to the School Board. Mr. Crawford inquired whether the SPTAC procedure for recommendations had been reviewed. Mr. Boling explained that the 2007 Interlocal Agreement now requires that the School District 5 year Facilities Work Program , as well as a 10 year and a 20 year work plan, be reviewed annually by the County and Municipalities prior to the School Board's adoption.

Adjournment


There being no further business, the meeting adjourned at 3:31 p.m.

**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

FROM:  Stan Boling, AICP, Planning Director

DATE: July 3, 2009

SUBJECT: Indian River County School District's Request for Approval of the "Ansin 20 Acre" Elementary School Site

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.

REQUEST

The School District's request is for SPTAC approval of the 20 acre Ansin site for a future elementary school. Located at the southwest corner of 89th Street and 106th Avenue, the site lies within an area that was annexed into the City of Fellsmere a few years ago. The City, County, and School District have coordinated on acquisition of the site and support SPTAC approval. County staff's background information, analysis, and findings are included in the attached report (see attachment #1).

ATTACHMENT:

1. Staff Report on the "Ansin 20 Acre" Site

**“Ansin 20 Acre” Elementary School Site
Southwest Corner of 89th Street and 106th Avenue
City of Fellsmere**

Introduction

In May 2003, the county, Fellsmere, Sebastian, Vero Beach, and the School Board entered into a public school planning interlocal agreement (ILA). Mandated by the state, that interlocal agreement created various public school planning related coordination mechanisms. One such mechanism consists of a process for selecting new school sites in the county. That process includes review and approval by the School Planning Technical Advisory Committee (SPTAC). Under the 2003 ILA, the SPTAC approved several public school sites, including sites at Millstone Landing, Waterway Village, and the 57th Street/66th Avenue school complex.

In March 2008, a new ILA went into effect. That ILA retained the SPTAC and the same general site selection and approval process. Pursuant to the current site selection process, the School District, City of Fellsmere, and County seek formal approval from the SPTAC for the “Ansin 20 Acre” elementary school site.

Site Description

Located east of I-95 and south of CR512, the subject 20 acre site abuts Vero Lake Estates and undeveloped property that lies within the City of Fellsmere between I-95 and Vero Lake Estates. The site lies within the City’s urban service area and was located within the County’s urban service area prior to annexation into the City. The site has direct access to 106th Avenue and 89th Street within Vero Lake Estates and will have convenient access to and from CR512 and CR510 through various local roads that traverse Vero Lake Estates.

IMPACT ASSESSMENT ANALYSIS (IAS)

Single Site Process

As provided in section 6.1 of the ILA, the SPTAC’s review is for a single site (the subject Ansin site) rather than multiple sites. Pursuant to section 6.1, city and county staff have evaluated the site and determined that it is consistent with applicable comprehensive plan policies and development regulations, and is consistent with the site selection criteria contained in the ILA. In fact, the subject site was negotiated for acquisition by the School District after a multi-year search for a suitable elementary school site in the subject area of the north county. The City, County, and School Board have agreed to the property owner’s dedication of the subject site in return for school impact fee credits that will be applied to future residential development on adjacent property located within the City.

Site Analysis

As indicated in the analysis below, the site meets all applicable school siting criteria found in Section 6 of the Interlocal Agreement for Coordinated Planning and School Concurrence (effective March 1, 2008). These criteria are consistent with Florida Statutes 1013.33 requirements and are to be used by the SPTAC, School Board, and the county when evaluating school sites. Each Section 6 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 subject site is located in an area of the north county where there is a critical need for a new elementary school. It is located between two existing schools that are at capacity (Fellsmere, Treasure Coast). Those two existing schools cannot be expanded due to physical constraints. An elementary school on the subject site will provide elementary school capacity in an area of the county where such capacity is needed.

- 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 school that will be developed on the subject site, together with the other schools in the public school system, will meet the desegregation order.

- c. **Consistency of the proposed new site with the applicable county and/or municipal Comprehensive Plan. If the proposed site is not consistent with the applicable Comprehensive Plan(s) the appropriate process under which the School Board may request an amendment to the applicable Comprehensive Plan shall be provided.**

Note: The site lies within an urban service area and in a large neighborhood area that is designated and zoned for residential development. Both the City of Fellsmere and Indian River County have determined that the subject site is consistent with applicable comprehensive plan policies.

- 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 subject site is located adjacent to an existing, large residential neighborhood (Vero Lake Estates) and currently vacant land that is planned for residential development in the future. It will directly access roadways internal to Vero Lake Estates and is not located adjacent to any arterial roadway.

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

Note: The site lies within 2 miles of thousands of Vero Lake Estates residential lots. Therefore, an elementary school on the subject site will be within reasonable walking distance of dwelling units served by the school.

- 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: N/A

- 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 site size (20 acres) will allow for sufficient setbacks, buffering, and traffic circulation. In addition, the site is separated from adjacent single family lots by local roads (89th Street, 106th Avenue).

- 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 located within an urban service area and will serve existing and planned residential development in all four directions from the site. Its location will allow use of services (e.g. public water and sewer) and infrastructure provided within the urban service area.

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

Note: The site's location does not have an unusual effect on costs to either acquire or develop the site as a public school.

- 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 review.

- 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: Most of the site consists of uplands (saw palmetto, flatwoods, and mixed pine-oak hammock). A small portion of the site, along a portion of its south boundary, is jurisdictional wetlands. That small wetland area appears to be part of a larger wetland area that lies immediately south of the site. The size and location of the wetlands on site are such that that school facility should be able to be designed around the wetlands. In addition, an environmental consultant for the school district has supplied information indicating that there appear to be no listed species of concern on the site. Prior to clearing or development of the site, an up-to-date survey for gopher tortoises should be conducted.

- 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 of the site appear to be typical for the Vero Lake Estates area and should be suitable using development techniques typical for the area.

- 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 three-fourths of the site is located within an X zone. The remaining portion 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: This site meets the School District's minimum elementary school campus size guideline of 20 acres. The site size and configuration will allow for adequate on-site traffic circulation, vehicle stacking, and parking.

- 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 height notification zone, a noise zone, or runway clear zone [reference Indian River County LDR section 911.17, established pursuant to FS 333.03].

- 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 Fellsmere staff and county Emergency Services staff 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: N/A

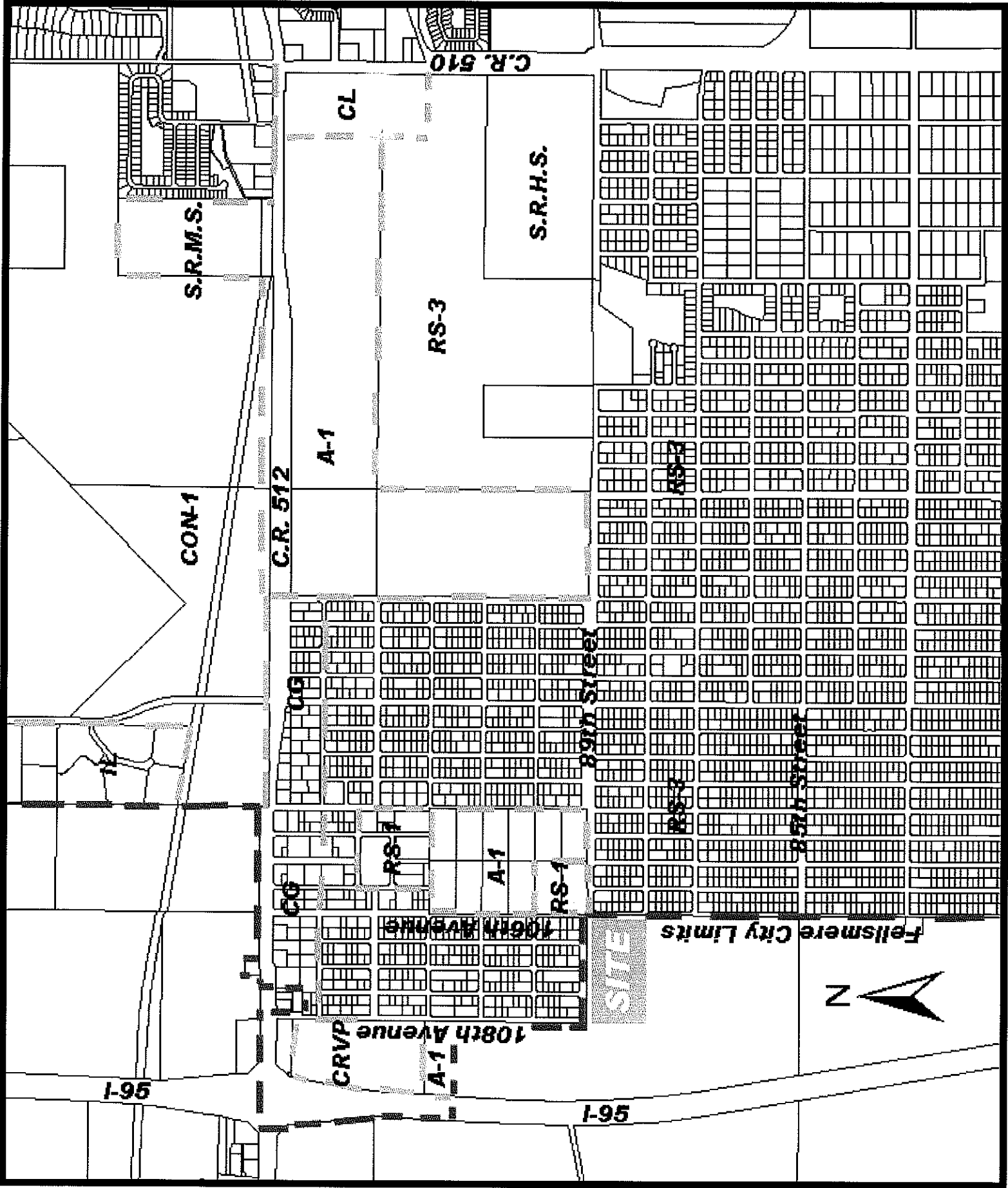
Findings

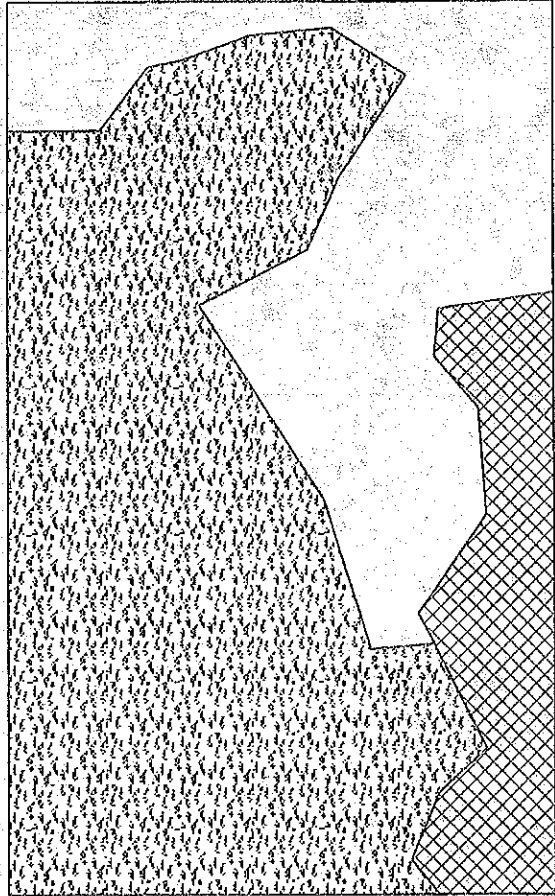
Based on the site analysis, the “Ansin 20 Acre” site is consistent with applicable comprehensive plan policies and land development regulations, and meets the Section 6 school site selection criteria of the Interlocal Agreement for Coordinated Planning and School Concurrency (effective March 1, 2008).

ECONOMIC ANALYSIS (EA):

A detailed economic analysis is needed when comparing the true cost of acquiring and developing competing sites. In this case, however, there are no competing sites. 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 the site plan review process. That process will involve SPTAC review and approval.

Attachments: Maps and Aerial








PROJECTION: STATE PLANE, FLORIDA EAST
 DATUM: NAD83; UNITS: FEET
 IMAGE: DOQQ 3105SE (LABINS, 2004)

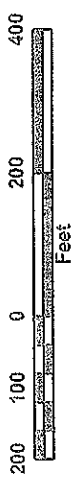
VEGETATIVE COVER BOUNDARIES WERE
 DIGITIZED NOT FIELD LOCATED.

SCHOOL DISTRICT OF INDIAN RIVER COUNTY
 POTENTIAL ELEMENTARY SCHOOL SITE
 VEGETATIVE COVER MAP
 INDIAN RIVER COUNTY, FLORIDA

LEGEND

APPROXIMATE VEGETATIVE AREAS

-  MIXED PINE-OAK HAMMOCK
-  SAW PALMETTO FLATWOODS
-  WETLAND HAMMOCK



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