



ELECTED OFFICIALS OVERSIGHT COMMITTEE (EOOC)

Commissioner Wesley S. Davis
Mayor Sabin C. Abell, City of Vero Beach
Mayor Richard H. Gillmor, City of Sebastian
Mayor Susan Adams, City of Fellsmere
Jerry Weick, Town of Indian River Shores
Gary C. Wheeler, Treasure Coast Regional Planning Council Chairman
Carol Johnson, Indian River County School District Chairman

The Elected Officials Oversight Committee (EOOC) will meet at **10:00 a.m. ON WEDNESDAY, July 29, 2009**, in **Conference Room "B1-501"** on the 1st Floor of Building "B" of the County Administration Complex, 1800 27th Street, Vero Beach.

AGENDA

1. Welcome and Introductions
2. Election of Chairman
3. Approval of Minutes from October 2, 2008 Meeting
4. Overview of School Planning Activities Since Last EOOC Meeting
5. Projected Student Enrollment
6. Draft Annual School Concurrency Assessment Report
7. Draft 5 Year School Facilities Plan
8. Other Matters from Members
9. Matters and Comments from the Public
10. Adjournment

Back-up Materials:

1. Draft Minutes from October 2, 2008 EOOC Meeting
2. Staff Report on Middle School BB/Storm Grove Middle School (November 2008 SPTAC)
3. Draft Minutes from February 13, 2009 Staff Working Group Meeting #1
4. Draft Minutes from March 20, 2009 Staff Working Group Meeting #2
5. Draft Minutes from April 3, 2009 Citizens Oversight Committee Meeting
6. Staff Report on "Ansin 20 Acre" Elementary School Site (July 9, 2009 SPTAC)
7. Staff Report on Citrus Elementary site plan (July 9, 2009 SPTAC)
8. Draft Annual School Concurrency Assessment Report
9. Draft 5 Year School Facilities Plan
10. Timeline of Yearly School Planning Activities

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

SCHOOL PLANNING ELECTED OFFICIALS OVERSIGHT COMMITTEE

There was a meeting of the School Planning Elected Officials Oversight Committee (EOOC) on Thursday, October 2, 2008 at 1:00 p.m. in Room B1-501, Building B, of the County Administration Building, 1800 27thth Street, Vero Beach, Florida.

Present were **Wesley S. Davis**, Indian River County (IRC) Board of County Commissioners (BCC) Vice Chairman; **Mayor Tom White**, City of Vero Beach Councilmember; **Mayor Sara Savage**, City of Fellsmere Councilwoman; **Susan J. Hershey** (arrived at 1:06 p.m.), Treasure Coast Regional Planning Council Chairman; and **Karen Disney-Brombach**, IRC School Board Chairman.

Absent were **Mayor Andrea Coy**, City of Sebastian Council Member and **Mayor Thomas Cadden**, Town of Indian River Shores Councilmember (both excused).

Also present were IRC Staff: Robert Keating, Community Development Director; Stan Boling, Planning Director; and Darcy Vasilas, Commissioner Assistant, District 3. Others present: Dr. Dan McIntyre, IRC School Board Planning and Operations Assistant Superintendent; and Susan Olson, IRC School Board Director of Facility Planning & Construction.

Call to Order

Mr. Stan Boling, IRC Planning Director, called the meeting to order at 1:03 p.m. and asked for nominations for Chairman for 2008.

Election of Chairman

ON NOMINATION BY Commissioner Davis, SECONDED BY Councilwoman Savage, the members voted unanimously (4-0) to elect Councilmember Tom White as the Chairman for the School Planning Elected Officials Oversight Committee for 2008.

Ms. Susan Hershey, Treasure Coast Regional Planning Council Chairman, arrived at 1:06 p.m. and introductions were made.

Approval of Minutes of May 11, 2007

ON MOTION BY Commissioner Davis, SECONDED BY Mayor Savage, the members voted unanimously (5-0) to approve the minutes of May 11, 2007 as submitted.

Overview of the School Planning Activities

Mr. Boling reviewed his memorandum dated September 8, 2008, outlining the school planning activities that had occurred since the May 11, 2007 meeting:

1. **November 2007** - County staff formally reviewed and commented on the site plan for the 66th Avenue Middle School ("Winter Beach Middle School BB").
2. **November 15, 2007, December 6, 2007** - County staff coordinated and held formal meetings with staff and an elected representative from the School Board, the County, and each municipality on the draft interlocal agreement (ILA).
3. **January 31, 2008** - County, School Board, municipal elected officials, and staff held a joint meeting on the draft ILA.
4. **Spring 2008** - ILA revised. Final ILA approved by County, School Board, and municipalities.
5. **May/June 2008** - State Department of Community Affairs (DCA) found the County's Public School Facilities Element (and the ILA) in compliance. All county school concurrency mandates met. Indian River County was one of the first, if not the first, counties found to be in full compliance.

Note: As of late July 2008, local municipalities were in various stages of obtaining a DCA "in compliance" finding with respect to school concurrency.

6. **June/July/early August 2008** - County staff coordinated with School Board staff on implementing school concurrency (e.g. application process, data collection and monitoring). County began implementing school concurrency July 1, 2008.

7. June/July 2008) - County staff coordinated review of the Vero Beach High School renovations phase 3 site plans with staff from the City of Vero Beach and the School Board.
8. July 2008 - County deeded the Waterway Village school site to the School Board with a 20-year reverter. The site will revert to the County for park use if the School Board does not use the site for a public school within 20 years. The site was improved by the developer and obtained without compensation or impact fee credit through the county's planned development (PD) process.

Ms. Disney-Brombach asked for old subdivision maps or information that still had open lots for future planning. Discussion ensued regarding potential subdivisions which would be involved. Mr. Keating agreed to provide the information being requested.

Draft Five Year School Facilities Plan

Dr. Dan McIntyre announced the Five Year School Facilities Plan was no longer a "Draft" as it was approved by the School Board at a recent meeting.

Commissioner Davis inquired where the construction of the next school was being anticipated. Dr. McIntyre responded there would most likely not be a new school started within the next year or two. He guessed the next one would be an elementary school in north Indian River County.

Mr. Boling asked Dr. McIntyre to review the planned additions to Sebastian River High School (SRHS).

Dr. McIntyre explained the School Board had opted for a Freshman Learning Center concept on the SRHS campus to help with growth of the school and to accommodate an increase in students. He anticipated it would be a couple of years before the project started.

Commissioner Davis asked what the size of SRHS would be, in terms of student population, once the Freshman Learning Center was built. Dr. McIntyre answered SRHS and Vero Beach High School should have a total population capacity of 2,700 to 3,000 students.

Update on School Sites and Projects

Mrs. Olson reported Citrus Elementary had acquired property adjacent to the current site to move parking, student drop off and pick up to improve the traffic flow on 4th Street.

Other Matters from Members

Ms. Hershey wished to discuss the recent ruling by the Hillsborough County Circuit Court on infrastructure between cities, counties and school boards as to who pays for it. She asked if that ruling would change the School Planning Interlocal Agreement (ILA).

Dr. McIntyre clarified that was a ruling by the Hillsborough County Circuit Court and did not affect Indian River County. He opined the ILA was very fair and shared costs equitably in improvements.

Matters and Comments from the Public

Mr. Boling polled the members to ascertain whether or not they would prefer to have the meeting agendas e-mailed versus via regular mail service. There were different preferences so Mr. Boling offered to ask in advance for the next meeting and send the agendas per each members preference.

Adjournment

Chairman White adjourned the meeting at 1:45 p.m.

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

TO: The Honorable Members of the School Planning Elected Officials Oversight Committee

DEPARTMENT HEAD CONCURRENCE:


Robert M. Keating, AICP, Community Development Director

FROM: Stan Boling, AICP; Planning Director

DATE: July 21, 2009

SUBJECT: Public School Planning Activities During the 2008/2009 Period

This information is provided to the School Planning Elected Officials Oversight Committee for its meeting of July 29, 2009.

Since the last Elected Officials Oversight Committee was held (October 2, 2008), County staff has continued to coordinate and be involved in many public school planning activities. During the 2008/2009 period, school planning activities included the following:

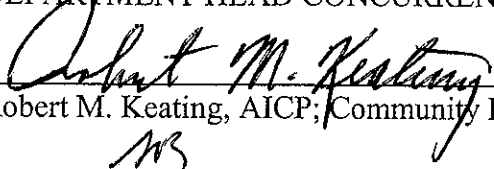
1. (October 2008) Elected Officials Oversight Committee reviews various school planning/concurrency updates and the latest 5 Year School Facilities Plan.
2. (November 2008) School Planning Technical Advisory Committee reviews and approves final site plan for Storm Grove Middle School (formerly known as Middle School BB) located at 57th Street and 62nd Avenue.
3. (November/December 2008) Staff coordinates and prepares County – School Board developers agreement for off-site improvements serving Storm Grove Middle School. Agreement approved by School Board and Board of County Commissioners.
4. (December 2008) Staff meets with school district staff to review school capacity determination letters (SCADLs) and necessary adjustments to output data used in those letters.
5. (January/February) Staff provides school district staff with population projections by traffic analysis zone (TAZs), which are neighborhood-sized sub-geographic areas within the county. There are 154 TAZs within the county.
6. (February 2009) Staff reviews and provides comments on school district site plan for modifying the Wabasso School campus facilities. Revised site plan approved by staff June 2009 (no SPTAC approval required).
7. (February 2009) Staff Working Group [meeting #1] reviews population and student enrollment projections, and draft 5 Year Facilities Plan. Approves outline for first annual concurrency assessment report, and discusses school bus stops in new developments.


8. (March 2009) Staff Work Group [meeting #2] reviews and recommends changes to the draft school concurrency assessment report. Discusses maintaining LOS under draft 5 Year Facilities Plan.
9. (March 2009) Staff reviews and comments on school district site plan modifying Glendale Elementary.
10. (April 2009) Citizen Oversight Committee reviews draft Annual School Concurrency Assessment Report (2008/2009) and draft 5 Year School Facilities Plan, including projected student enrollment.
11. (July 2009) BCC approves amended developers agreement with school board providing for off site improvements to serve the Storm Grove Middle School. The approved amendment reflects the reduced cost of providing a 3-lane bridge and southbound left turn lane at 66th Avenue/Lateral A Canal and 57th Street. The costs were reduced from \$2,500,000 to \$1,576,341.52 and are being shared 50/50 between the county and school board.
12. (July 2009) School Planning Technical Advisory Committee reviews and approves selection of the "Ansin 20 Acre" elementary school site located in the City of Fellsmere adjacent to Vero Lake Estates at the southwest corner of 89th Street and 106th Avenue.
13. (July 2009) School Planning Technical Advisory Committee reviews and approves major site addition and renovation to the Citrus Elementary School campus at 2771 4th Street.


INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM

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: November 12, 2008

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

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 57th Street and 66th Avenue, the subject middle school site is a portion of a ±152 acre "master" site owned by the School District. The middle school site is situated on the north side of 57th Street approximately 1,300' east of 66th 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 ± 1,200 student maximum capacity.

ANALYSIS

On September 28, 2005, the SPTAC considered the School District's proposed acquisition of the subject ± 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**

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

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 57th Street between 58th Avenue and 66th Avenue. As part of school construction, 57th Street is being improved (paved) from 58th Avenue to the middle school site to provide initial paved access to the middle school. The remainder of 57th Street from the middle school site to 66th Avenue will be paved after the middle school opens, at the time that the 57th Street bridge over the Lateral A canal is constructed.

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

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

- **62nd Avenue from 57th Street to 61st Street:** The School District will be responsible for designing, permitting and constructing this segment of 62nd Avenue. This segment of 62nd Avenue will ultimately become county right-of-way.
- **64th Avenue east of the School and 59th 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 57th Street:** The sidewalk along the north side of 57th Street will be designed, permitted, and constructed by the School District. The sidewalk will be 8' wide from 66th Avenue to 62nd Avenue, and 6' wide east of 62nd Avenue.
- **58th Avenue/57th Street:** Signalization of this intersection will be provided in accordance with a developer's agreement between the District and the County.
- **New bridge on 57th Street at 66th Avenue over the Lateral A canal and extension of 57th 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.
- **66th Avenue/57th 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 66th Avenue at 57th 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 57th Street from the school to 58th Avenue.

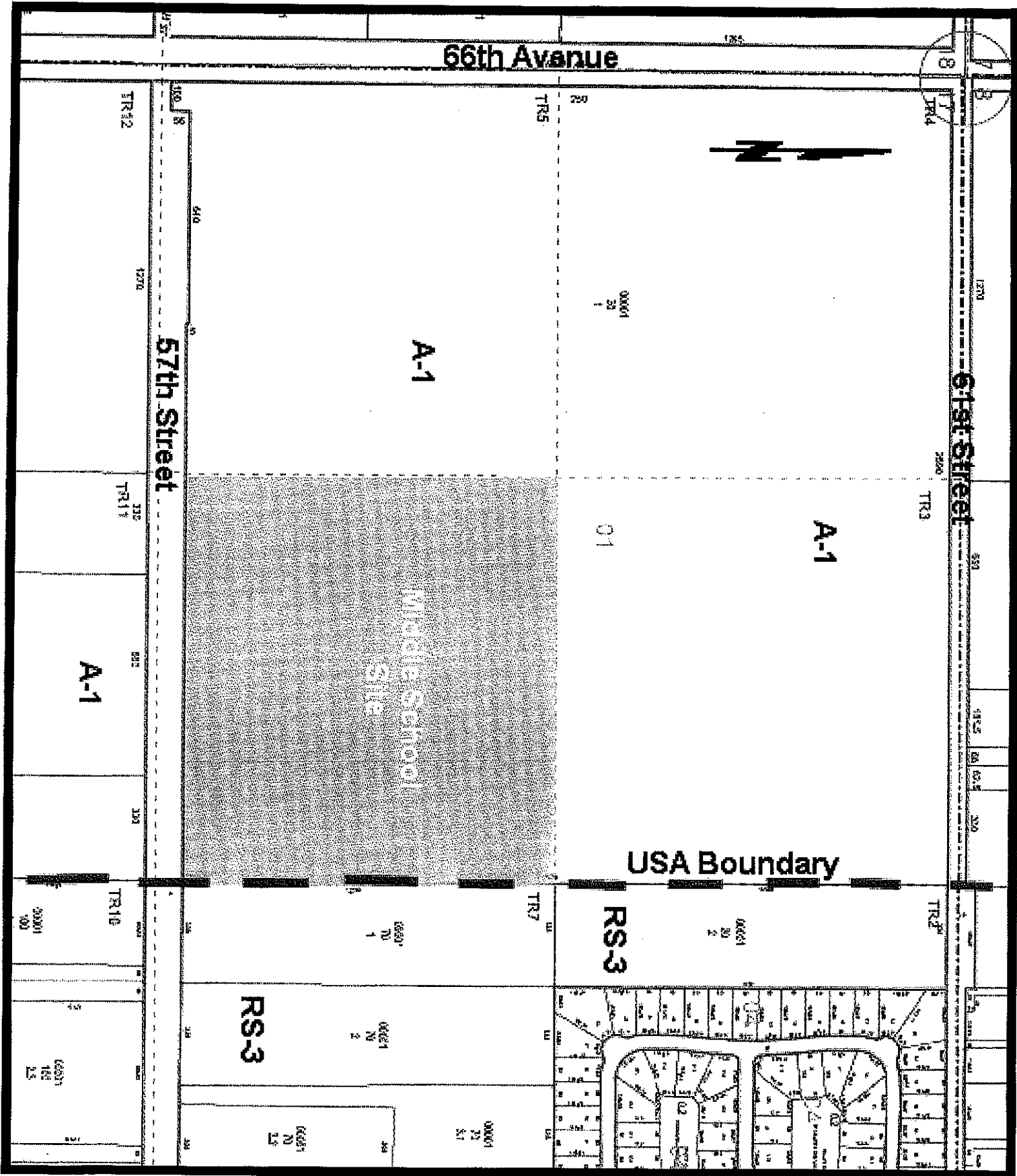
Subject to the referenced developer's agreement for certain traffic improvements, county staff finds that the site plan is consistent with the county's LDRs and approvable under section 6.6 of the Interlocal Agreement.

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



- 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 25th Street
Vero Beach FL 32960

RE: School Planning Technical Advisory Committee (SPTAC)
Recommendation on the 57th Street School & Support Facilities Site (east side of 66th Avenue, north side of 57th 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
Michael Zito, Assistant County Administrator
Sasan Rohani, AICP
John W. McCoy, AICP
Chris Kafer, P.E.
John King
Phil Matson
Cliff Crawford

Joe Baird, County Administrator
Robert M. Keating, AICP
Roland M. DeBlois, AICP
Jim Davis, P.E.
Chris Mora, P.E.
Erik Olson, P.E.
Jim Romanek
Sheriff Roy Raymond

57th STREET SCHOOL & SUPPORT FACILITIES COMPLEX
(57TH Street East of 66th 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 57th Street and the east side of 66th 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 (66th Avenue), and two collector roadways (57th Street and 61st 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 57th Street, 61st Street, and 66th 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 66th Avenue (an arterial roadway) and toward collector roadways (57th Street or 61st 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 66th 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 57th 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

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

There was a meeting of the Indian River County Public School Planning Staff Working Group (SWG) on Friday, February 13, 2009, at 10:00 a.m. in Conference Room A1-411, County Administration Building "A" of the County Administration Building, 1801 27th Street, Vero Beach, Florida.

Those present were: **Robert Keating**, Director, IRC Planning Division; **Stan Boling**, Director, IRC Community Development; **Dorri Bosworth**, Zoning Technician, City of Sebastian; **Timothy McGarry**, Planning Director, City of Vero Beach; **Robert Bradshaw**, Town Manager, Town of Indian River Shores; and **Dr. Dan McIntyre**, Executive Director, Planning & Operations Division, Indian River County School Board.

Those absent were: **Jason Nunemaker**, City Manager, City of Fellsmere; **Susan Olson**, Director of Facilities Planning & Construction, Indian River County School Board (both excused).

Staff present: Brian Freeman, Senior Planner, Metropolitan Planning Organization; Bill Schutt, Senior Planner, Long-Range Planning; and Darcy Vasilas, Commissioner Assistant, District 3. Others Present: Deanna Newman, School District of Indian River County.

Call to Order

Mr. Stan Boling, IRC Planning Director, called the meeting to order at 10:00 a.m.

Approval of Minutes of August 8, 2008

ON MOTION by Mr. Bradshaw, SECONDED by Ms. Bosworth, the members voted unanimously (6-0) to approve the minutes of August 8, 2008 as presented.

Review of Population and Student Enrollment Projections

Mr. Boling explained the meeting schedule, noting the next meeting would be held on March 20, 2009.

Ms. Deanna Newman, School District of Indian River County, gave a PowerPoint presentation on the student population, a copy of this presentation is on file in the Commission Office.

Ms. Newman pointed out there was a decrease in elementary school enrollment due to the new Imagine Charter School. She added school principals were not projecting any growth in 2009 and very little in 2010 to 2012.

The report revealed middle school growth may decrease due to the addition of 6th Grade to the Imagine Charter School which would affect the enrollment at Oslo Middle School because of the proximity to the Charter School.

Ms. Newman summarized based on last years' projections for 2012, middle school enrollment was down approximately 438 students, putting the enrollment at 3,811.

High school enrollments will remain fairly consistent, with a decrease of 99 students.

A lengthy discussion was held regarding growth in the area as far as building permits for new home construction.

Mr. Keating asked if the enrollment was down in the local private schools as well due to the economy. Ms. Newman replied there was no statistical information available, but felt there was no evidence suggesting a decrease.

Mr. Keating inquired if the charter schools were doing well enough financially that they would succeed through the rough economic situation. Dr. McIntyre responded the charter schools received all the same funding the public schools received less capital funding. He added the IRCSB was going to begin giving some of the capital funding to the local charter schools, not because they have to, but because it was permitted.

Discussion on New Facilities Plan

Dr. McIntyre reviewed his PowerPoint presentation, a copy of which is on file in the Commission Office. He highlighted the following items:

- Replacement of Vero Beach Elementary & Osceola Magnet was supported by CASTALDI recommendations approved by the State Department of Education.
- Construction at Sebastian River High School was School Plant Survey approved and would replace existing portable classrooms with permanent classrooms on that campus.
- New maintenance and warehouse facilities have been approved and this construction is essential to accommodate the replacement of Vero Beach Elementary. The new Support Services Complex at 66th Avenue will house ancillary services to include the print shop, purchasing, warehouse, maintenance, Building Department and the Facilities, Planning and Construction department.
- Revenues are currently available to fund the recommended construction without raising the tax rate.
- The local economy in Indian River County should benefit from the School District's expenditures of capital dollars.
- Current market conditions are very advantageous. Now is the time to build while costs are low.
- Vero Beach High School was currently in the Final Close-Out Phase of its construction.
- Given current enrollment and in preparation for future growth, now is the time to complete the Sebastian River High School campus plan by adding a Freshman Learning Center.
- Osceola Magnet School was built on a 15 acre site in 1958 with several additions and a remodel in 1990. According to CASTALDI analysis, Osceola Magnet is in need of replacement. The Board

approved a Five Year Plan on September 23, 2008 that recommends rebuilding Osceola Magnet School on land at Pointe West.

Dr. McIntyre reviewed the recommendations being brought to this committee:

- Approve design/build construction process – move immediately to hire a contractor who will manage the construction of the Support Services Complex – Project to be complete by June, 2010.
- Move immediately to hire an architect to design prototype elementary school for construction of New Vero Beach Elementary, Osceola Magnet, and future Elementary “C”. All drawings and documents complete and ready for hard bid by March, 2010.
- In May of 2009, hire an Architect and Construction Manager at Risk (CMAR) to complete the design and build Sebastian River High School Freshman Learning Center.

The fiscal impacts were discussed.

Dr. McIntyre reported the target date for completion of Vero Beach Elementary, Osceola Elementary School replacement at Pointe West, and Sebastian River High School Freshman Learning Center was August 2011.

Dr. McIntyre also pointed out there had been some talk of closing Thompson Elementary School but that may not happen, definitely not this year.

Disposition of the Osceola School site was discussed. Dr. McIntyre stated the 15 acres would be good for Adult Education, parks, walking paths, or a water feature. He added the School Board wanted to retain ownership of the property.

Mr. Boling reported at the next meeting scheduled for March 20, 2009, the committee would be looking at the Draft Facilities Plan and the duties the members were charged with looking at the capacity level of service impacts.

Dr. McIntyre offered to e-mail the Five Year Facilities Plan to Mr. Boling for distribution to the members for review prior to the March 20, 2009 meeting.

Review of School Concurrency Assessment Report Outline

Mr. Boling related 2009 was the first year staff would be assessing school concurrency to determine how it was working. He reviewed the Draft Outline of School Assessment Report for Public Schools included in the agenda packet and on file in the Commission Office.

Review of School Attendance Zone Boundaries

A discussion was held regarding the School Board approved Attendance Zone Boundary changes. Mr. Keating asked to have the new boundary changes to amend the Public School Facilities Element because there were now four new concurrency areas. Dr. McIntyre offered to provide that information.

Discussion on School Bus Stops

Mr. Boling mentioned several times at recent meetings, the subject of school bus stops had come up. He wanted to know what the School District's preference was; was there any impact in the way residential projects should be designed in the entrances to residential projects designed; and whether there needed to be coordination.

Dr. McIntyre responded in communities that were not designated for persons 55 or over, there needed to be provisions made for bus stops. At the minimum, a lane to turn off the main stream of traffic for safe pick-up of children should be required. Discussion ensued regarding developer requirements and methods for School Board and municipalities to work together at the development stage.

Next Meeting

The next meeting is scheduled for Friday, March 20, 2009 at 10:00 a.m. in room A1-411, Building "A" of the County Administration Building.

Adjournment

There being no further business, the meeting adjourned at 11:22 a.m.

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

There was a meeting of the Indian River County Public School Planning Staff Working Group (SWG) on Friday, March 20, 2009, at 10:00 a.m. in Conference Room A1-411, County Administration Building "A" of the County Administration Building, 1801 27th Street, Vero Beach, Florida.

Those present were: **Robert Keating**, Director, IRC Planning Division; **Stan Boling**, Director, IRC Community Development; **Dorri Bosworth**, Zoning Technician, City of Sebastian; **Timothy McGarry**, Planning Director, City of Vero Beach; **Jason Nunemaker**, City Manager, City of Fellsmere; **Susan Olson**, Director of Facilities Planning & Construction and **Dr. Dan McIntyre**, Executive Director, Planning & Operations Division, Indian River County School Board.

Absent was: **Robert Bradshaw**, Town Manager, Town of Indian River Shores (excused).

Staff present: Darcy Vasilas, Commissioner Assistant, District 3.
Others Present: Ryan Morrell, CivaTerra; and Attorney Warren Dill, City of Fellsmere.

Call to Order

Mr. Stan Boling, IRC Planning Director, called the meeting to order at 10:00 a.m.

Approval of Minutes of February 13, 2009

ON MOTION by Mr. McGarry, SECONDED by Mr. Nunemaker, the members voted unanimously (7-0) to approve the minutes of February 13, 2009 as presented.

Mr. Boling announced this would be the last Staff Working Group held this year and invited the members to the School Planning Citizens Oversight Committee meeting scheduled for April 3, 2009 and the Elected Officials Oversight Committee on July 15, 2009.

Review of Draft School Concurrency Assessment Report

Mr. Boling explained at the February 13, 2009 SWG meeting, the outline of this report was approved. It was basically the skeleton of information that was included in the Draft Report. What staff tried to do in the report was to give enough background so a citizen could pick it up and understand the context without having to read through the Interlocal Agreement.

Mr. Boling asked if there were any residential units vested under the concurrency system and the number of exempt units needed to be quantified that had been permitted or received their Certificate of Occupancy, the School District should have that information from all the cities and the County. Methods of reporting were discussed.

Attorney Dill inquired about breaking down the numbers per school. Mr. Boling recommended a summary chart be included in the reporting.

Mr. Ryan Morrell, CivaTerra, suggested using a timeline and offered to develop one for inclusion.

Other recommended changes to the report were as follows:

- On Table 1 change the column labeled "Other Factors" to "Net Change"
- Label all tables in numerical order
- On page 4 a narrative will be listed explaining the changes made to elementary and middle school boundaries in the fall of 2009
- On page 4 under the "Service Area Boundaries changes" a listing of changes and maps would be included
- Under the "Current and Projected LOS (Level of Service)" area on page 5 a summary chart or a timeline would be included for the Facilities Plan

Future development was discussed. Dr. McIntyre reported Pulte Homes had closed on 20 homes in February and March 2009. Mr. Keating added Pulte Homes had told him their projections were 100 homes per year for the near future. He continued three to four years ago, there were 3,200 single family building permits issued per year; last year they were

down to 470; and for the first five months of Fiscal year 2008/09 there were 118 to date.

Mr. Morrell inquired if IRC was awarded any Neighborhood Stabilization grant money. Mr. Keating responded IRC received \$4.6 million.

Discussion on Maintaining Adopted LOS Under the Draft Five-Year Facilities Work Program

Mr. Boling requested any comments or suggestions be e-mailed to him within the next week noting the Draft School Concurrency Assessment Report would be going to the School Planning Citizens Oversight Committee on April 3, 2009.

Mr. Boling asked Dr. McIntyre and Mrs. Olson if they anticipated any changes.

Dr. McIntyre replied the IRC School Board felt capacities would remain relatively stable except for Treasure Coast Elementary, Fellsmere Elementary, and Pelican Island Elementary would increase. He did not feel any monies made available through the stimulus package for school construction would be used in IRC. He felt those funds would go to Title 1, low income, and inner city school areas.

Discussion was held regarding what would happen if school concurrency was not mandated. Mr. Boling related there would still be Level of Service standards that needed to be met.

Other Matters

There were none.

Adjournment

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

INDIAN RIVER COUNTY PUBLIC SCHOOL PLANNING CITIZEN OVERSIGHT COMMITTEE

There was a meeting of the Indian River County (IRC) Public School Planning Citizen Oversight Committee on Friday, April 3, 2009 at 10:00 a.m. in the First Floor Conference Room "B1-501" in Building B of the County Administration Building, 1800 27th Street, Vero Beach, Florida.

Present were members: **Chairman Charles Searcy**, IRC Appointee; **Peter Robinson**, IRC School Board Appointee; **Mary Wolff**, City of Sebastian Appointee; **Robert Bradshaw**, Town of Indian River Shores Appointee; **Dennis Ryan**, City of Vero Beach Appointee and **Yolanda Gamez** (arrived at 10:12 a.m.), City of Fellsmere Appointee.

Also present were IRC staff: Robert Keating, Community Development Director; Stan Boling, Planning Director; Dr. Dan McIntyre, Assistant Superintendent Planning & Operations, Susan Olson, Director of Facility Planning & Construction; Deanna Newman and Susan Thigpen, Indian River County School Board; and Darcy Vasilas, Commissioner Assistant, District 3. Others present: Ryan Morrell, CivaTerra; and Leonard Kaczynski, Interested Citizen.

Call to Order

Chairman Searcy called the meeting to order at 10:03 a.m. and turned the meeting over to Mr. Stan Boling, IRC Planning Director, for the election of Chairman for 2009.

Election of Chairman and Vice Chairman

Mr. Stan Boling, IRC Planning Director, asked for nominations for Chairman.

ON NOMINATION BY Mr. Robinson, SECONDED BY Mr. Ryan, the Committee voted unanimously (4-0) to re-elect Charles Searcy as Chairman of the Public School Planning Citizen Oversight Committee for 2009.

Chairman Searcy requested nominations for Vice Chairman.

ON NOMINATION BY Mr. Robinson, SECONDED BY Mr. Ryan, the Committee voted unanimously (4-0) to elect Mary Wolff as Vice Chairman of the Public School Planning Citizen Oversight Committee for 2009.

Approval of Minutes of the July 31, 2008 Meeting

ON MOTION BY Mr. Bradshaw, SECONDED BY Mr. Robinson, the members voted unanimously (4-0) to approve the July 31, 2008 minutes as submitted.

Review of Public School Planning Activities During the 2008/2009 Period

Mr. Boling highlighted the items contained in his memorandum dated March 23, 2009, a copy of which is on file in the Commission Office, of the County staff activities during the 2008/2009 period as follows:

1. **August 2008** – Staff Working Group reviewed implementation of school concurrency process, and discussed school attendance zone changes for Pelican Island and Sebastian elementary schools.
2. **October 2008** – Elected Officials Oversight Committee reviewed various school planning/concurrency updates and the latest 5 Year School Facilities Plan.
3. **November 2008** – School Planning Technical Advisory Committee reviewed and approved final site plan for Middle School BB complex (57th Street and 64th Avenue).
4. **November/December 2008** – Staff coordinated and prepared County – School Board Developers Agreement for off-site improvements serving Middle School BB. Agreement approved by School Board and Board of County Commissioners.
5. **December 2008** – Staff met with school district staff to review school capacity determination letters (SCADLs) and necessary adjustments to output data used in those letters.

6. **January/February 2009** – Staff provided school district staff with population projections by traffic analysis zone (TAZs), which are neighborhood-sized sub-geographic areas within the county. There are 154 TAZs within the county.
7. **February 2009** – Staff reviewed and provided comments on school district site plan for modifying the Wabasso School.
8. **February 2009** – Staff Working Group (meeting #1) reviewed population and student enrollment projections, and draft 5 Year Facilities Plan. Approved outline for first annual concurrency assessment report, and discussed school bus stops in new developments.
9. **March 2009** – Staff Working Group (meeting #2) reviewed and recommended changes to the draft school concurrency assessment report. Discussed maintaining Level of Service under draft 5 Year Facilities Plan.
10. **March 2009** – Staff reviewed and commented on school district site plan modifying Glendale Elementary.

Mr. Boling added that on April 6, 2009 staff was scheduled to review proposed modifications to Citrus Elementary school involving property purchased by the district immediately west of the existing campus.

Ms. Gamez arrived at 10:12 a.m. and Mr. Searcy introduced her as the new Fellsmere appointee. He also recognized Mr. Bradshaw as the Town of Indian River Shores appointee to the COC.

Draft Annual School Concurrency Assessment Report

Mr. Boling reviewed Attachment 1, the Timeline of Yearly School Planning Activities, noting the main purpose of this Timeline was that the School Facilities Plan and the School Concurrency Assessment Report would be worked on by staff in January, February and March getting drafts prepared then these items would go to the COC for input. He continued as the year progressed, the Facilities Plan was fine tuned and the School Board would vote on it in September.

Mr. Boling reviewed the challenges and issues with recommended actions report section staff developed as follows:

- Due to market and overall economic conditions, the number of residential projects subject to school concurrency review was

minimal. As a result, only a few school concurrency evaluations were made under the new system. After the first few reviews, staff met and made adjustments to some of the procedures and informational items provided in the determination letters (SCADLs) produced by the school district. After these adjustments were made, staff was satisfied with the effectiveness of the process.

- It appeared some municipalities were not consistently providing residential building permit and certificate of occupancy (C.O.) information to district staff. To correct this deficiency, each municipality needed to provide the district with residential permit and C.O. information in a spreadsheet format acceptable to district staff. Those data needed to be provided each month, even if zero or little residential activity had occurred for the given month.

Mr. Boling announced there were some changes to school attendance zones approved by the school board mainly affecting Treasure Coast Elementary, Pelican Island Elementary, and Sebastian Elementary to balance out capacity.

Mr. Searcy inquired how the magnet schools affected concurrency. Mr. Boling replied magnet schools did not have the geographical service area and they were not reflected in the demand in terms of the students or the capacity. They were transparent to the school concurrency process.

Mrs. Wolff asked about charter schools. Mrs. Olson replied according to state legislature, charter schools were contemplated to be subject to concurrency. She added the challenge to the school board was they could not place children in the charter schools to decrease the load in the public schools.

Discussion entailed regarding the current enrollment at the magnet schools.

Draft 5 Year School Facilities Plan

Mrs. Olson referred the members to the Draft 5 Year School Facilities Plan in the agenda packet, a copy is also on file in the Commission Office. She explained the legislature was threatening to take a quarter of a MIL property tax from their capital budget to move to the operating side. She continued at one point the legislature had talked about taking a half MIL which would mean no operating capital for next year. Until those decisions were made, the major projects were on hold for the things put in last years' plan.

Mrs. Olson reviewed the projects that would be done:

- Vero Beach Elementary campus would be replaced. Other buildings (the School Board Warehouse and Operations, the Purchasing Department and Building Department) that are between Vero Beach High School and Vero Beach Elementary would have to be removed first because when Vero Beach Elementary was rebuilt, on-site retention would have to be added to the site.

The Warehouse, Operations, Purchasing and Building Departments would be relocated to 66th Avenue property.

- Other capital purchases would include general maintenance of buildings and equipment. Some of the older buses would be replaced and status quo would remain until the economy improves.
- Pelican Island Elementary would be taking some students from Treasure Coast Elementary to ease crowding.
- Approximately \$11 million would be given to the charter schools for capital expenses.

Mrs. Wolff asked if the buildings utilized by the charter schools would go to the School Board if the schools failed. Mrs. Olson replied they most likely would not because most of them were located on property owned by other entities or the buildings were not built to the same standards (SREF) required for public schools.

A lengthy discussion ensued regarding the differences between the requirements for public schools (SREF) and charter schools (standard building code).

Mrs. Gamez asked about the impact of budget cuts on Fellsmere schools. Mrs. Olson replied the cuts would affect all schools, including Fellsmere. Dr. MacIntyre interjected some of the stimulus package was for Title 1 schools, of which Fellsmere would be eligible.

Mrs. Wolff queried if the School Board could refinance their facilities at lower interest rates to free up some more money. Mrs. Olson opined that was always a possibility but the current interest rate was similar to what was currently out there and in some cases recently there have been few banks willing to lend the amount of money needed.

Ms. Deanna Newman gave a PowerPoint presentation on projected enrollment and facilities items, a copy of which is on file in the Commission Office and a copy will be sent to all members.

Other Matters

Dr. MacIntyre announced this would be his last COC meeting, noting he was retiring in June, 2009. He thanked staff for their cooperativeness and stated he had enjoyed their working relationship.

Mrs. Wolff inquired if the meetings could be held in the afternoon rather than in the morning to accommodate her work schedule. Mr. Boling agreed to schedule next year's meeting at 2:30 p.m.

Announcement of Next Meeting

The next meeting will be held in April, 2010.

Adjournment

The meeting adjourned at 11:20 a.m.



**INDIAN RIVER COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1801 27th Street, Vero Beach FL 32960

772-226-1237 / 772-978-1806 fax

www.ircgov.com

July 9, 2009

Susan Olson
Director of Facilities Planning & Construction
Indian River County School Board
1990 25th Street
Vero Beach FL 32960

RE: School Planning Technical Advisory Committee (SPTAC)
Approval of the 20 Acre Ansin Site for a Future Elementary School
(southwest corner of 89th Street and 106th Avenue)

Dear Susan:

On behalf of the SPTAC and in accordance with the school planning interlocal agreement, I am hereby reporting to you the SPTAC's action to approve the 20 acre Ansin site for a future elementary school. On July 9, 2009, the SPTAC met, considered county staff's analysis for the subject site. For convenience, I am attaching a copy of that analysis (see attachment #1).

The Committee voted unanimously to approve the 20 acre Ansin site for a future elementary school. If you have any questions, please contact me at 226-1242.

Sincerely,

Stan Boling, AICP
Planning Director

Attachment: County staff report/site analysis

cc: Board of County Commissioners
Michael Zito, Assistant County Administrator
Sasan Rohani, AICP
John W. McCoy, AICP
Chris Kafer, P.E.
John King
Phil Matson
Cliff Crawford
Sean McGuire, Carter Associates

Joe Baird, County Administrator
Robert M. Keating, AICP
Roland M. DeBlois, AICP
Jim Davis, P.E.
Chris Mora, P.E.
Erik Olson, P.E.
David Fleetwood
Sheriff Deryl Loar
Jason Nunemaker, City of Fellsmere

**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: ^{MS} 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

ATTACHMENT 6

**“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

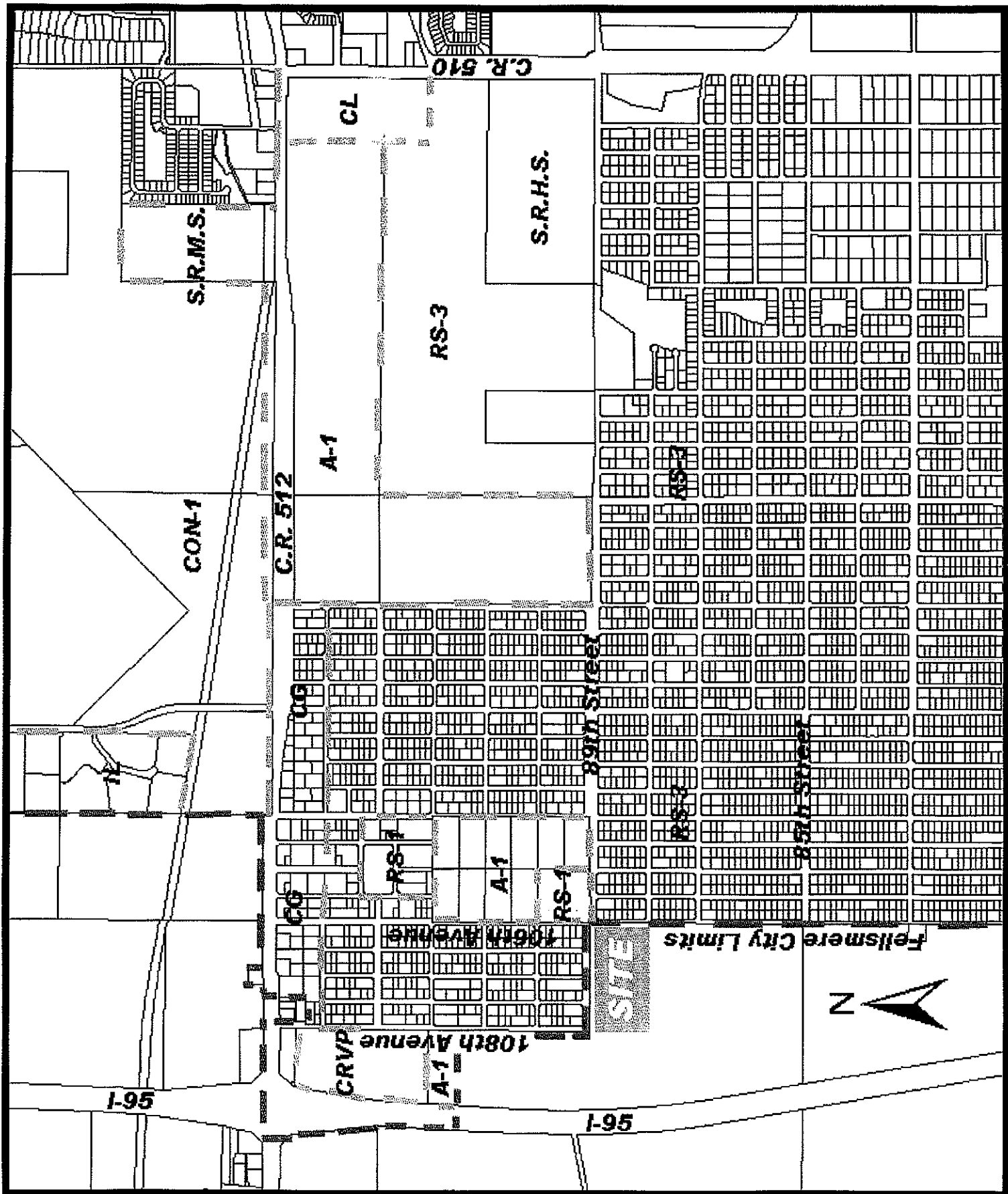
Findings

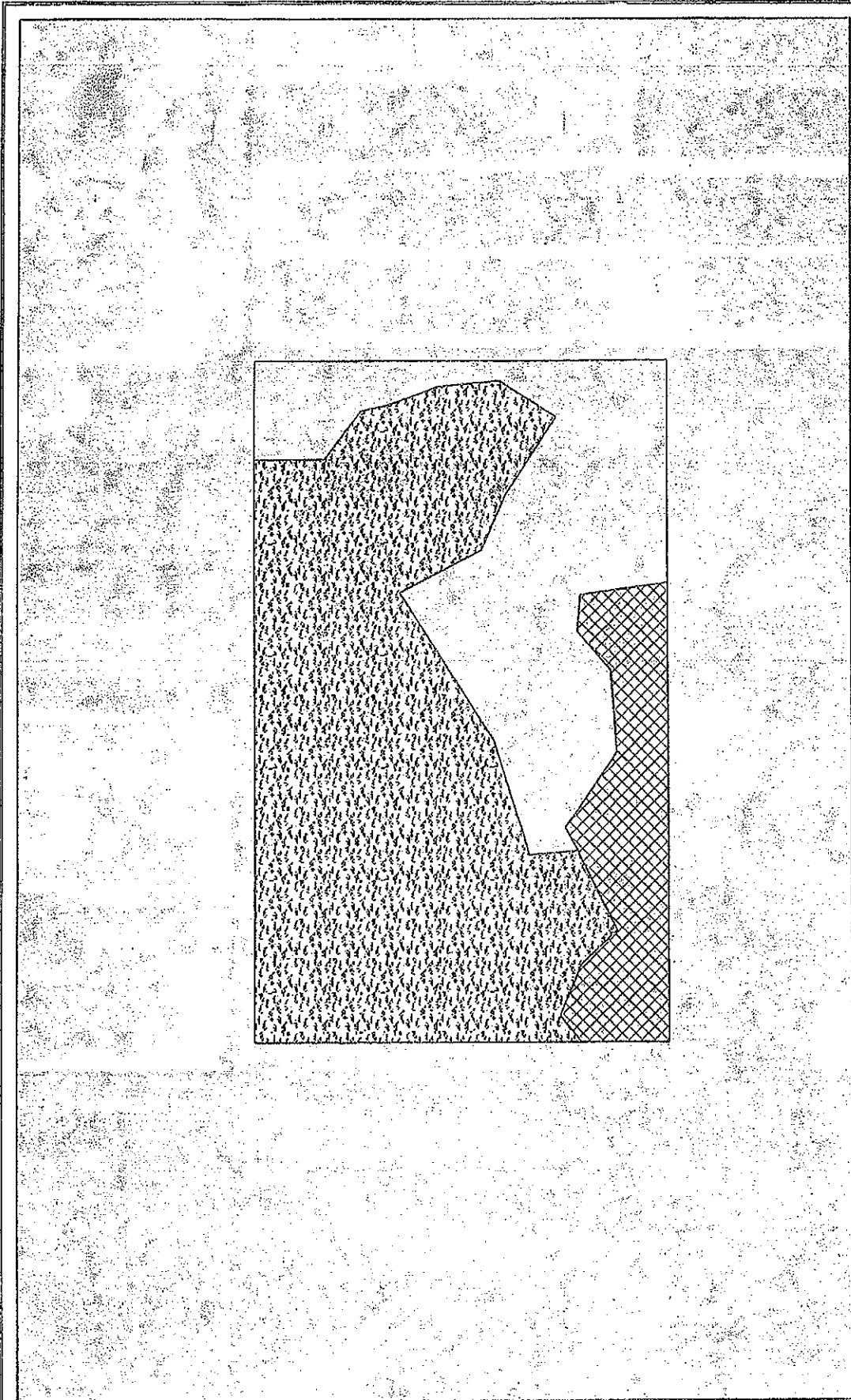
Based on the site analysis, the “Ansin 20 Acre” site is consistent with applicable comprehensive plan policies and land development regulations, and meets the Section 6 school site selection criteria of the Interlocal Agreement for Coordinated Planning and School Concurrency (effective March 1, 2008).

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)

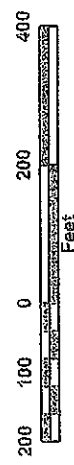
VEGETATIVE COVER BOUNDARIES WERE
 DIGITIZED NOT FIELD LOCATED.

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



ENVIRONMENTAL CONSULTING GROUP, INC.
 150 OXFORD ROAD, SUITE 130
 FERN PARK, FL 32730 407-331-6599





**INDIAN RIVER COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

1801 27th Street, Vero Beach FL 32960

772-226-1237 / 772-978-1806 fax

www.ircgov.com

July 9, 2009

Susan Olson
Director of Facilities Planning & Construction
Indian River County School Board
1990 25th Street
Vero Beach FL 32960

RE: School Planning Technical Advisory Committee (SPTAC)
Site Plan Approval for an Addition and Renovations to the Citrus Elementary School Campus
(2771 4TH Street)

Dear Susan:

On behalf of the SPTAC and in accordance with the school planning interlocal agreement, I am hereby reporting to you the SPTAC's action to approve the Citrus Elementary School campus addition and renovations site plan. That plan includes a future 15' right-of-way dedication for 4th Street and a 40' corner clip right-of-way dedication at the 4th Street/27th Avenue intersection. On July 9, 2009, the SPTAC met, considered county staff's analysis for the subject site plan, and discussed aspects of the site plan and proposed development. For convenience, I am attaching a copy of that analysis (see attachment #1).

The Committee voted unanimously to approve the site plan. If you have any questions, please contact me at 226-1242.

Sincerely,

Stan Boling, AICP
Planning Director

Attachment: County staff report/site analysis

cc: Board of County Commissioners
Michael Zito, Assistant County Administrator
Sasan Rohani, AICP
John W. McCoy, AICP
Chris Kafer, P.E.
John King
Phil Matson
Cliff Crawford
Benjamin Speed, Carter Associates

Joe Baird, County Administrator
Robert M. Keating, AICP
Roland M. DeBlois, AICP
Jim Davis, P.E.
Chris Mora, P.E.
Erik Olson, P.E.
David Fleetwood
Sheriff Deryl Loar
Pat Walther, Carter Associates

**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.

ATTACHMENT 7

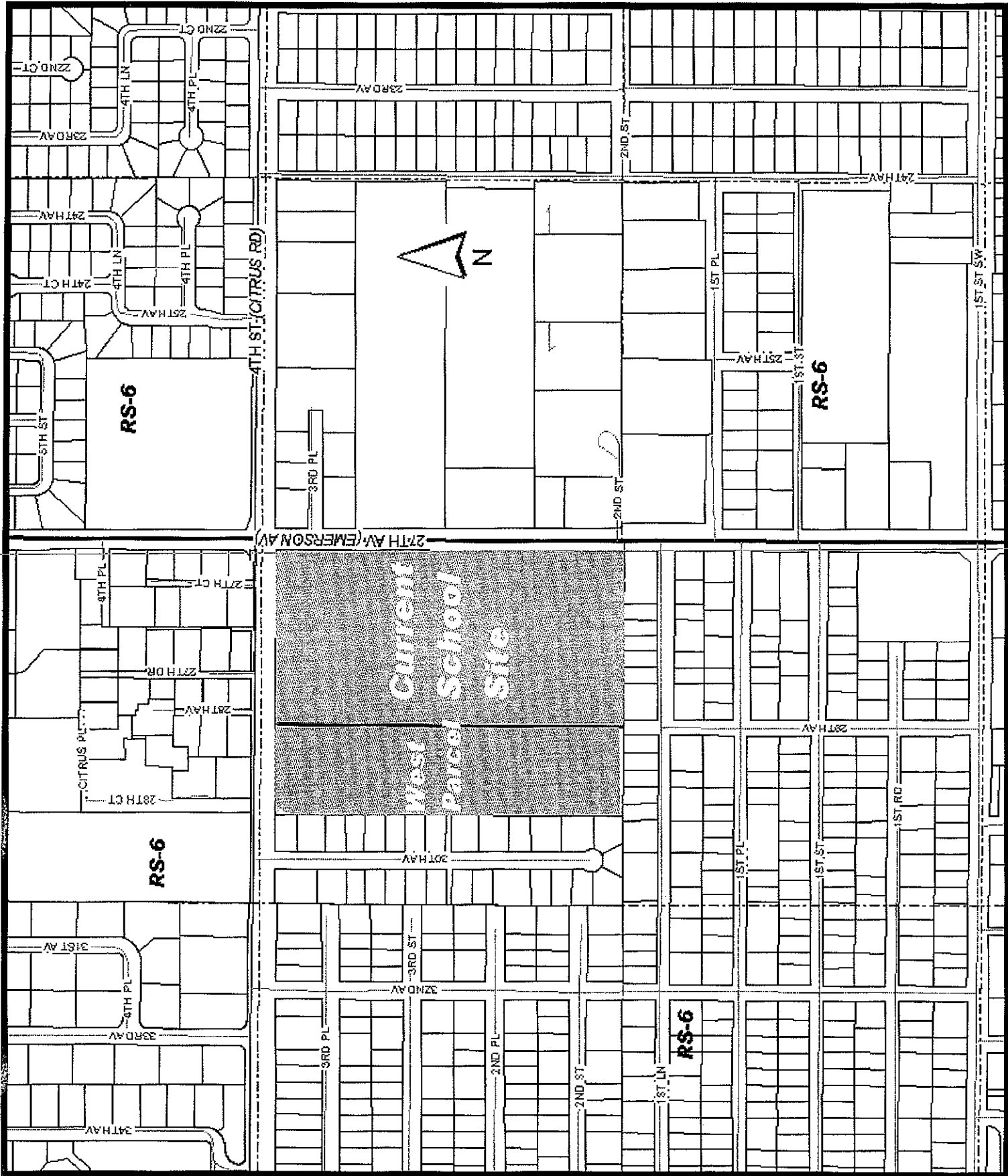
- **Drainage:** The drainage plan accommodates all stormwater run-off from the new improvements and some of the run-off from improvements on the existing campus. That run-off will be directed to an existing pond on the 10 acre addition which will be retained and converted to a stormwater treatment pond. 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