



ELECTED OFFICIALS OVERSIGHT COMMITTEE (EOOC)

Commissioner Arthur R. Neuberger
Mayor Sara Savage
Kathryn A. Wilson

Councilmember Ken Daige
Jeff Koons

Mayor Nathan McCollum, Chairman

The Elected Officials Oversight Committee (EOOC) will meet at **2:00 p.m. ON FRIDAY, June 2, 2006**, in **1st Floor Conference Room "B"** of the County Administration Building, 1840 25th Street, Vero Beach.

AGENDA

1. Welcome and Introductions
2. Election of Chairman
3. Approval of Minutes from June 17, 2005 Meeting
4. Overview of School Planning Activities
5. Update on Impact Fees
6. Update on School Sites and Projects
7. Other Matters from Members
8. Adjournment

Back-up Materials:

1. Draft Minutes from June 17, 2005 Meeting
2. Minutes from Staff Working Group Meeting February 11, 2005
3. Minutes from Staff Working Group Meeting August 26, 2005
4. Minutes from Citizens Oversight Committee Meeting October 14, 2005
5. Minutes from Staff Working Group Meeting March 17, 2006

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.
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ELECTED OFFICIALS OVERSIGHT COMMITTEE

There was a meeting of the Elected Officials Oversight Committee (EOOC) on Friday, June 17, 2005, at 10:00 a.m. in the First Floor Conference Room "B" of the County Administration Building, 1840 25th Street, Vero Beach, Florida.

Present were Chairman Nathan McCollum, City of Sebastian Mayor; Mary Beth McDonald, City of Vero Beach Mayor; and John McCants, City of Fellsmere Mayor.

Absent was Thomas Lowther, Indian River County Board of County Commissioners Chairman; Jeff Koons, Treasure Coast Regional Planning Council Vice-President; and William Hughes, Indian River School Board Chairman (all excused).

Also present were Robert Keating, Community Development Director, Indian River County (IRC); Stan Boling, Planning Director, IRC; Henry Stephens, Press Journal; and Darcy Vasilas, Staff Assistant IV.

Call to Order

Chairman McCollum called the meeting to order and everyone introduced themselves.

Election of Chairman

Chairman McCollum opened the nominations for Chairman of the EOOC for 2005.

NOMINATION BY Mayor McCants to re-elect Mayor McCollum as Chairman of the Elected Officials Oversight Committee for 2005.

ON MOTION BY Mayor McCants, SECONDED by Mayor McDonald, the members voted unanimously (3-0) to close the nominations for Chairman of the Elected Officials Oversight Committee for 2005.

Mayor McCollum was declared Chairman, since there had been no other nominations.

Approval of Minutes of April 30, 2004

ON MOTION BY Mayor McCants, SECONDED BY Mayor McDonald, the members voted unanimously (3-0) to approve the minutes of April 30, 2004.

Overview of the School Planning Activities

Mr. Boling explained the reason this meeting was being held was because it was a requirement of the Interlocal Agreement existing between Indian River County, the City of Sebastian, the City of Vero Beach, and the City of Fellsmere. He stated the purpose was to provide a higher level of information by sharing and co-planning on proposals and projections between the County, Municipalities and the School Board. He said the EIOC was a forum to discuss how the Interlocal Agreement was functioning, and to bring up areas of mutual concern.

Mr. Boling reported there had been a lot of coordination going on with the County and the School Board on projects such as Liberty Magnet School, located off of 81st Street, west of 66th Avenue in Sebastian, and the Alternative Learning Center, located north of Gifford Middle School.

Mr. Boling pointed out not just new schools were jointly reviewed by the County, Municipalities and the School Board, but also major renovations to any school must be reviewed as well.

Mayor McDonald asked what the Alternative Learning Center was used for. Mr. Boling responded it was designed for middle school and high school aged behaviorally challenged students, and provided a more intense educational program with a focus on vocational training.

Mr. Boling stated other things in the works were the dedication of elementary school sites in South County, Waterway Village and one off 98th Avenue west of Interstate 95 (I-95) in an area which would have a large amount of residential development in the coming years. He continued a roadway project called 12th Avenue, SW would go east of Oslo Middle School down to Oslo Road to provide an additional route for traffic behind and around Oslo Middle School.

Mayor McCants reported the City of Fellsmere had set aside 140 acres for a school site.

Chairman McCollum explained the traffic changes proposed in the City of Sebastian as follows: Powerline Road would be paved from County Road 510

(CR 510) to Barber Street with curbing and sidewalks. He stated the improvements on Powerline Road would decrease traffic on Schumann Drive and Barber Street.

Discussion was held regarding possible traffic studies to be conducted on the intersections of Powerline Road and CR 510 and Barber Street once the new Liberty Magnet School was built. Chairman McCollum felt the increase in traffic may warrant a traffic light.

Update on Impact Fees

Mr. Keating reported the new Impact Fees would be going into effect on July 1, 2005. He continued for the first time there would be School Impact Fees which would apply only to residential uses. For single family houses the School Impact Fee would be \$1,755.96. He explained the collected School Impact Fees would be sent to the School Board and monitored by the County to assure the funds were used for capacity producing capital improvements.

Mr. Keating pointed out an update on Traffic Impact Fees would be conducted in one year.

Mayor McDonald felt the home prices would rise considerably because of the increased impact fees.

Update on School Sites and Projects

Mr. Boling reported the proposed new high school in South County would be located north of Oslo Road, west of 20th Avenue on an 80 acre site. The site plans had not yet been submitted.

Chairman McCollum felt the northern County area needed to meet with the Indian River County School District to get some idea of what needs they would be looking at in the next ten years.

Other Matters from Members

There were none.

Adjournment

Chairman McCollum adjourned the meeting at 10:25 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, February 11, 2005, at 2:00 p.m. in First Floor Conference Room A of the County Administration Building, 1840 25th Street, Vero Beach, Florida.

Present were Robert Keating, Indian River County Community Development Director; Stan Boling, Indian River County Planning Director; Joel Tyson, Fellsmere Councilman; Dr. Dan McIntyre, Indian River County School Board Assistant Superintendent of Planning & Operations and Susan Olson, Indian River County School Board Director of Facility Planning & Construction (representing Indian River County School Board, see attached memorandum); Nancy Carter, City of Vero Beach Planning Manager (representing Mark Satterlee); and Darcy Vasilas, Staff Assistant IV.

Absent was Tracy Hass, City of Sebastian Growth Management Director.

Call to Order

Mr. Boling called the meeting to order.

Approval of Minutes of August 13, 2004

Mr. Tyson reported there was one correction to be made, John McCants did not attend the August 13, 2004 meeting, and Mr. Tyson did.

ON MOTION BY Mr. Tyson, SECONDED BY Mr. Keating, the Committee voted unanimously (6-0) to approve the minutes of August 13, 2004, as amended.

Updates

Mr. Boling asked Dr. McIntyre for an update on the School Board planning, siting, and development activities. Dr. McIntyre related the School Board was beginning to implement the first year goals in their Five Year Plan and had run into situations which would require the Plan to be amended.

Mr. Boling asked Dr. McIntyre if there were any new sites or major renovations in the Five Year Plan. Dr. McIntyre responded a complete rebuild was being performed on the Alternative School in Gifford, which was formerly Gifford Elementary School. He also reported on the Phase I renovation of Vero Beach High School in conjunction with the Vero Beach Freshman Learning Center next school year. He advised the plan was to move the freshmen students into the Vero Beach High School in the fall of the 2006/2007 school year.

Mr. Keating questioned if one of the goals of the School Board was to eliminate all the portables in the school system. Dr. McIntyre reported their goal was to reduce the number of portables, but with the high growth situation that existed in Indian River County, there was no way to completely eliminate portables.

Discussion was held regarding the difference between portables and concretables. Ms. Olson related during the hurricanes the concretables held up well, and, in fact, concretables were part of the design of the Gifford Alternative School.

Ms. Carter asked if there were any plans for Osceola or Beachland Elementary in the Five Year Plan. Dr. McIntyre responded he thought there were, but he could not recall what they were at this time.

Mr. Boling reported within the next two months staff should have a good idea where they would be on the eight impact fees they have been assigned to go through. He related one of those included school impact fees, and by the end of March staff should know the consensus of those results.

Mr. Boling explained all the big pieces in the urban service area were primarily spoken for. He felt the focus on large projects in the future would be seen outside the urban service area with the conversion of huge amounts of grove land for either large lot (ranchette) or village developments.

Ms. Olson asked Mr. Boling if it was possible to get a Geographical Information System (GIS) map that showed everything that was presently going through, or had gone through the planning process to assist her in preparing a prediction report for the next five years. Mr. Boling responded there were different resources available he could provide for Ms. Olson to obtain the information she required.

Ms. Carter reported the City of Vero Beach Planning Department received a new project this week on the north side of 26th Street at 43rd Avenue, which was the old Dodger Pines project. She indicated the application had been submitted for rezoning to the Master Plan Zone, and it was a large residential area with 739 units.

Mr. Tyson reported the City of Fellsmere was still working on the Land Development Regulations (LDR) revision. He related conservation surveys had resulted in 1,700 acres that could not be developed, because of wetlands, gopher tortoise, scrub jays, and the black snake habitat. He stated a new proposed zoning had also been introduced as Rural Residential, with 2.5 acres for horses.

Councilman Tyson related 140 acres was required to be reserved south of County Road (C.R.) 512 for municipal, schools, recreation, or parks, and felt there would be room in this area for a school. Councilman Tyson continued the Circle "Z" Ranch west of town was developing 700 acres to be sold in 10 acre tracts, and all the land had been sold to investors mostly from The Wellington Polo Group.

A discussion was held on other properties in the Fellsmere area which were being looked at for development. Councilman Tyson reported one potential development called Aldea at Fellsmere would include a hotel, restaurant, convenience store, gas station and upscale shops. He also related he had taken a tour of Whispering Pines, a 71 unit housing development for agricultural workers. He felt the development, when completed, would be a credit to the community.

Mr. Boling asked Dr. McIntyre what the school expansion plan was for the North County area. Dr. McIntyre responded an elementary school will be needed first, then a middle school.

A discussion ensued regarding the Fellsmere Frog Leg Festival and the number of people who attended the event.

Mr. Boling addressed the Interlocal Agreement, reviewing the information contained in the agenda packet, a copy of which is on file in the Commission Office. He continued with a refresher on processes for school siting and site planning, major renovations, and new schools, which were as follows:

- The School Board identified a list of potential school sites to the School Technical Advisory Committee and

School Board staff. They did an evaluation of all the sites using criteria contained in the Interlocal Agreement and submitted their findings to the School Board.

- The School Board had 60 days to narrow the list down to three sites and submit a short list to the Technical Advisory Committee. The Advisory Committee focused on those three sites and ranked them, presenting their findings to the School Board.
- The School Board then approved the site and authorized acquisition.

Mr. Boling reported at the August 13, 2004 Staff Working Group meeting, staff had three school sites they had been working on with the School Board staff and it was decided to run those three schools through the Technical Advisory Committee to give a recommendation to the School Board. He explained this expedited the process of approving sites, which could be accomplished by an amendment to the Interlocal Agreement.

Dr. McIntyre expressed he would like to use the same procedure if his staff found one piece of property to get through the process without submitting three possible sites. He asked Mr. Boling if this option was a possibility. Mr. Boling stated at his staff level they would be open to the procedure described by Dr. McIntyre.

Dr. McIntyre related it was becoming more difficult to find individual school sites, much less multiple sites in many of the areas within Indian River County. He noted the current cost of property was also prohibitive. He opined if the School Board knew where they would need sites, it would behoove them to purchase the property now.

Discussion was held regarding expansion of existing school facilities and how to plan ahead with the development of land surrounding those schools.

Mr. Boling expressed he would like to know now, from a staff standpoint, where the School Board would like schools to be. He continued it was difficult to go out and get an 80 acre site required for a high school, and felt it would have to be part of a Development of Regional Impact (DRI) to be feasible.

Dr. McIntyre stated it would be more financially efficient to build larger schools for more students or redevelop existing schools, instead of building more smaller schools.

Mr. Boling reported there may need to be some flexibility with the acreage requirements currently in place. He continued the site selection process that was in the Interlocal Agreement stipulated every site selection needed to go through the Technical Advisory Committee.

Mr. Boling stated he would like to eventually modify the Interlocal Agreement to simplify and speed up the site selection process.

Discussion was held regarding filling the ditch in front of Vero Beach High School on 16th Street. Mr. Boling suggested Dr. McIntyre and Ms. Olson have a meeting with the City of Vero Beach Planning Director and City staff, as well as Jim Davis, County Public Works Director, to discuss the criteria for making improvements.

Ms. Carter asked if LDRs were in the Interlocal Agreement. Dr. McIntyre responded he was currently working on procedure issues and they would address those areas with the School Board Building Department.

Mr. Keating reviewed Section 6 of the Interlocal Agreement which he would like to modify to address a site planning process. He reported anytime the School Board was doing a major renovation or expansion of more than 10% to an existing facility, they had to notify the Technical Advisory Committee. Mr. Keating proposed expanding Section 6.2 to state the Technical Advisory Committee performed the site plan review function.

Dr. McIntyre asked if there would be a time restraint on the processing of the site plan review, in order to keep projects moving along and not delay construction. Mr. Keating responded the site plans would be going through County or City staff and would be like a pre-application process.

Mr. Keating suggested tying the site plan review to the five-year facility plan. He felt there would be very few items, especially with a reconstruction that would be of concern, but the ones that were of concern would be addressed early on and hopefully not delay construction later on.

Ms. Olson expressed she felt this was a good plan and the more specificity they had on their side, the easier it was for the School Board to keep updated on developments.

Discussion was held regarding the School Board Facility Report due by June 1, 2005, and what the report should contain. Mr. Keating stated the report should identify the facilities that would be using impact fee revenue. He continued the principal meeting with all the elected officials will be held on March 16, 2005.

Dr. McIntyre asked if the impact fees could be earmarked for specific items, such as property purchases only. Mr. Keating recommended using the impact fees for capacity-producing capital expansions to increase the credits received.

Discussion was held regarding the reports generated from Community Development that would be of value to the members.

Mr. Boling reported the Growth and Development Information forms he distributed at the August 13, 2004 meeting, needed to be completed and sent to Dr. McIntyre by June 1, 2005. He recalled the requested data was from the April 1, 2004 to March 31, 2005 period and should be helpful for permitting and development activity.

Mr. Boling discussed future school site general locations. He further stated a Technical Advisory Committee meeting can be called at any time to go over site plans for potential school locations or renovations to existing school sites.

There being no further business, the meeting adjourned at 3:45 p.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, August 26, 2005, at 2:00 p.m. in First Floor Conference Room "A" of the County Administration Building, 1840 25th Street, Vero Beach, Florida.

Present were Robert Keating, Indian River County (IRC) Community Development Director; Stan Boling, IRC Planning Director; Joel Tyson, City of Fellsmere Councilman; Dr. Dan McIntyre, IRC School Board Assistant Superintendent of Planning & Operations; Susan Olson, IRC School Board Director of Facility Planning & Construction; Mark Satterlee, City of Vero Beach Planning & Development Director; and Darcy Vasilas, Staff Assistant IV.

Absent was Al Minner, City of Sebastian City Manager (excused).

Call to Order

Mr. Boling called the meeting to order.

Approval of Minutes of February 11, 2005

ON MOTION BY Mr. Tyson, SECONDED BY Mr. Keating, the Committee voted unanimously (6-0) to approve the minutes of the February 11, 2005 meeting as submitted.

Potential Changes to the Interlocal Agreement

Mr. Boling felt the coordination had been good between the County and the School Board but there were potential changes to the Interlocal Agreement in three areas in particular which he discussed as follows:

a. **Expedited Site Selection Process**

Mr. Boling reported the current system was for the School Board to bring several sites for analysis to staff, but realistically,

there were not that many available properties meeting the criteria of the Comprehensive Plan anymore.

Dr. McIntyre stated the School Board was working on a draft of the process they would like to implement. He asked the County to allow the School Board to complete this draft and then to use it as a starting point and continue from there.

Mr. Boling suggested once the draft was received, he would forward it to all members for comments.

- b. School Planning Technical Advisory Committee Review of Major Renovations
- c. Required Information Exchange

Proposed 5-Year Public School Facility Plan (2006-2010)

Mrs. Olson introduced Ms. Deanna Newman, a consultant from Public Pathways who was working with the School Board to develop the Fiscal Year 2006-2010 Facilities Master Plan. Ms. Newman gave a PowerPoint presentation, a copy of which is on file in the Commission Office.

Ms. Newman summarized her presentation as follows:

Chapter 1 summarized the economic and demographic trends that affected educational facilities planning for the IRC School District. This chapter also highlighted the fiscal considerations relevant to the development of the Work Plan.

Chapter 2 described the facilities planning components as they related to the Five Year Work Plan. Outlined in this chapter were the enrollment forecasting methodology, formulas for calculating capacities, and educational program considerations.

Chapter 3 summarized this year's proposed Work Plan by major goals. It described facilities' goals and strategies and recommendations for individual schools. This chapter also served as an Executive Summary of the recommendations in the Work Plan.

Chapter 4 was organized by Planning Zones and provided enrollment projections, facilities information, and project proposals for individual schools.

Chapter 5 contained the Project Description Forms (PDF's) for new schools, additions and Countywide projects. PDF's contain detailed information about the project, such as expenditures, timelines, justification, coordination, and capacity added.

Ms. Newman reported the average enrollment of the schools in the IRC School District were as follows:

Elementary – 550 students
Middle - 1050 students
High – 1900 students

Mr. Keating left the meeting at 2:50 p.m.

School Concurrency

Ms. Newman related school concurrency was now mandatory statewide. She continued School Boards and local governments must develop Concurrency Plans by December 1, 2008.

Ms. Newman noted the Concurrency Management System required an Interlocal Agreement, a Public School Facility Element as part of the Comprehensive Plan; and required the School District to have a long term Capital Construction Program.

Discussion was held regarding the proposed new schools and renovations to be made to current schools. Ms. Newman reported a new elementary school was being proposed every two years, and new middle and high schools would be added every five years.

Mr. Boling asked what debt the School Board currently had. Dr. McIntyre responded they had some bond indebtedness, but overall very little debt. Ms. Newman added IRC School Board was in very good financial condition to handle the new growth.

Mrs. Olson requested a letter from each local government's staff with comments or suggestions regarding the proposed draft of the Facilities Master Plan.

Mr. Boling reported the County and School Board were contacted by the State to participate in a School Concurrency Pilot Program which would require a draft project to be completed by February, 2006. He explained there was some funding from the State being given as an incentive to participate in this pilot program.

Update and Information Exchange

To be covered with the draft Interlocal Agreement at a later date.

Other Matters

There were none.

Adjournment

The meeting was adjourned at 3:10 p.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, October 14, 2005, at 2:00 p.m. in First Floor Conference Room A of the County Administration Building, 1840 25th Street, Vero Beach, Florida.

Present were members: Charles Searcy, IRC Appointee; Mary Wolff, City of Sebastian Appointee; Joel Tyson, City of Fellsmere Appointee; and Peter Robinson, IRC School Board Appointee.

Absent was member: Jay Smith, City of Vero Beach Appointee (excused).

Also present were IRC staff: Robert Keating, Community Development Director; Stan Boling, Planning Director; Dr. Dan McIntyre, Indian River County School Board (arrived at 3:12 p.m.); and Darcy Vasilas, Staff Assistant IV.

Call to Order

Chairman Searcy called the meeting to order and everyone introduced themselves.

Election of Chairman and Vice Chairman

Mr. Boling asked for nominations for Chairman.

ON NOMINATION BY Mr. Tyson, SECONDED BY Mr. Robinson, the Committee voted unanimously (4-0) to re-elect Charles Searcy as Chairman of the Citizen Oversight Committee for 2005.

Chairman Searcy requested nominations for Vice Chairman.

ON NOMINATION BY Mr. Tyson, SECONDED BY Mrs. Wolff, the Committee voted unanimously (4-0) to re-elect Peter Robinson as Vice Chairman of the Citizen Oversight Committee for 2005.

Approval of Minutes of the October 15, 2004 Meeting

ON MOTION BY Mr. Robinson, SECONDED BY Mr. Tyson, the members voted unanimously (4-0) to approve the October 15, 2004 minutes as submitted.

Review of Public School Planning Activities During the 2004/2005 Period

Mr. Boling recapped his memorandum giving a summary of the school planning activities during the 2004/2005 fiscal year, a copy of which is on file in the Commission Office.

Mr. Boling made the following points:

1. Staff would be sending notices, agenda items, and any staff reports to Citizen Oversight Committee members regarding any school concurrency items.
2. The Gifford Alternative Learning Center major renovation project was well underway. He explained one of the changes with the Interlocal Agreement was not only new school sites, but also major renovations would be reviewed jointly by the jurisdiction and the School Board, which he felt worked well.
3. The exchange of information with the County and the School District had increased and was extremely beneficial with the demographic population information provided by the School District and the development information provided by the County.
4. The new Liberty Magnet School located on 81st Street in Sebastian was reviewed and approved, with the site being accessed off 81st Street near 66th Avenue, but also Powerline Road would be extended south of County Road 510 (CR 510) and come around to become the street in front of the school.

Discussion was held regarding Vero Lake Estates residents being upset their children would not be eligible to attend the new Liberty Magnet School, the hiring of a demographer to determine which areas of the County needed new schools, and the problem of investors buying up property and never building on it.

Mr. Searcy expressed concern regarding the methods used by the School Planning Technical Advisory Committee and the School Board to purchase

property for schools because he felt it was creating urban sprawl. Mr. Boling explained the problem was because of difficulty in finding sites in the urban service area that met the acreage requirements.

5. An initiative west of Interstate 95 (I-95) along 98th Avenue, which was part of the Urban Service Area, had several residential projects coming in with the possibility of a school site in that location.
6. Implementation of the countywide and school impact fees.
7. School Planning Technical Advisory Committee review and positive recommendation on a School District proposal to acquire a 152-acre school and facility complex on 57th Street, east of 66th Avenue.

Mrs. Wolff asked if the purchase of the school property went through the steps outlined in the Interlocal Agreement. Mr. Boling responded there were not many alternatives to look at, and the local government entities were more proactive with developers setting aside property for school sites when a new development was in the planning stages.

Update on the School Concurrency Pilot Program

Mr. Boling explained in recent State Legislative action, Senate Bill 360 now required school concurrency. He continued prior to this new action, the statutes made it difficult to do school concurrency and now every county and school board would be involved.

Mr. Boling related six pilot communities were selected, including Indian River County, to come up with a school concurrency system within a two year timeframe. In return, the School District and the County would each receive \$100,000. He invited the committee members to attend the October 26, 2005 meeting with all elected officials from the School Board, municipalities and Department of Community Affairs to go over what was involved in getting the process off the ground.

Discussion ensued regarding the methods and processes to be used to compile the information for the report. Mr. Keating related school concurrency was basically government making sure the roads and the schools were available at the time development was approved. He continued it would be a real challenge to make sure the plans of one agency did not adversely affect the plans of another agency.

Mr. Tyson was disappointed no one from the School Board was present at this meeting and inquired how impact fees were dealt with for schools. Mr. Keating responded the new impact fees went into effect July 1, 2005 and staff was just now dealing with their responsibilities under the Interlocal Agreement. He continued impact fees were wired to the County from the municipalities and then staff collected the fees for the unincorporated County and the City of Vero Beach and, on a monthly basis, the portion designated specifically for schools was sent to the School Board.

Mrs. Wolff asked if the School Board was responsible for reporting to the County how those funds were being spent. Mr. Keating responded the School Board was required to provide a copy of their Five Year Facility Plan and Capital Improvement Report on how they were budgeting their money and how the impact fees were being used.

Discussion was held regarding the possibilities in the future for a development to be approved or denied based on school concurrency. Mr. Keating reported the concurrency would begin to be enforced when the pilot program was completed in June, 2006.

Dr. McIntyre, Indian River County School Board representative, arrived at 3:12 p.m., and distributed a draft of the School District of Indian River County 2006-2010 Facilities Master Plan, a copy of which is on file in the Commission Office.

Mr. Boling left the meeting at 3:15 p.m.

Discussion was held regarding the recent acquisition of property by the School Board. Dr. McIntyre related they were continuing to look for sites which could be banked for schools to accommodate the growth in the area.

Dr. McIntyre reported a demographer was being hired to do 10, 15 and 20 year projections by district and grade levels, to provide alternatives to the School Board in January, 2006.

Discussion ensued regarding the increasing costs for real estate and construction materials, which made decisions on purchasing and building on properties for schools even more difficult.

Mr. Searcy asked why the Vero Beach Freshman Learning Center could not be moved to the south of the High School and the current Freshman Learning Center be used for another middle school. Dr. McIntyre replied the target school size for high schools was set at 1,900 students, but to add the Freshman

Learning Center to the high school site would increase the figure to 3,000, which would not be following the rules set for the schools.

Mrs. Wolff felt the under the Interlocal Agreement the co-location of parks being adjacent to the schools was a good idea.

Other Matters

Mr. Searcy inquired about the security mobile homes on the school sites and whether they could be concretables. Dr. McIntyre responded they were looking into having security services instead of the mobile homes on the school properties. He continued the problem was the people owned their homes and had been there for awhile with a contract to live on the school property in exchange for providing security along with other small duties. He added in the new schools there would only be a security service.

Announcement of Next Meeting (October 13, 2006)

Mr. Boling announced the next Citizen Oversight Committee would be held on October 13, 2006, or earlier if necessary.

Adjournment

The meeting adjourned at 3:40 p.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 17, 2006, at 2:00 p.m. in First Floor Conference Room "A" of the County Administration Building, 1840 25th Street, Vero Beach, Florida.

Present were members: Robert Keating, Indian River County (IRC) Community Development Director; Stan Boling, IRC Planning Director; Joel Tyson, City of Fellsmere Councilman; Dr. Dan McIntyre, IRC School Board Assistant Superintendent of Planning & Operations; Susan Olson, IRC School Board Director of Facility Planning & Construction; Timothy McGarry, City of Vero Beach Planning & Development Director; Jan King, City of Sebastian Growth Management Manager.

Also present were IRC staff: Sasan Rohani, Long Range Planning Chief; Bill Schutt, Senior Planner; Janet Dunlap, Capital Projects Engineer; and Darcy Vasilas, Staff Assistant IV. Others present were: John McCants, Mayor, Jason Nunemaker, City Manager, Warren Dill, City Attorney, City of Fellsmere; Jeanne Mills, co-consultant with Kimley-Horn & Associates; and Ryan Morrell, Mamco, Incorporated consultant.

Call to Order

Mr. Boling, IRC Planning Director, called the meeting to order.

Approval of Minutes of August 26, 2005

ON MOTION BY Mr. Tyson, SECONDED BY Mr. Keating, the Committee voted unanimously (7-0) to approve the minutes of the August 26, 2005 meeting as submitted.

Updates

A. School Board planning, siting, and development activities

Dr. Dan McIntyre, IRC School Board Assistant Superintendent of Planning & Operations, reported the School Board had rejected the construction of a South County High School, which led to ramifications and consequences resulting in an incomplete Five Year Plan. He added there had been several workshops, and hopefully the School Board would be able to pick one of three alternatives which would allow the Five Year Plan to be revised and submitted to the state by October, 2006, for approval.

Dr. McIntyre related a middle school was the most immediate need because of the cancellation of the South County High School. The original plan had been to move students out of the current Freshman Learning Center (FLC) when the new high school was built, and use the FLC as a middle school.

Discussion was held on the best location for the construction of a middle school. Dr. McIntyre opined the best location would be on 66th Avenue.

Dr. McIntyre announced the name of the previous Liberty Magnet School had been officially changed to Treasure Coast Elementary School and the new elementary school would carry the name Liberty Magnet School.

B. County large-scale planning and development activities

Mr. Boling related a planned development, Liberty Park, located at the east and west sides of 66th Avenue, south of Sebastian, was coming back into the IRC Planning Department. He continued one of the things included in this 800 unit project was to integrate the roads and sidewalk system into the new Liberty Magnet School.

C. Municipalities large-scale planning and development activities

Mr. Joel Tyson, City of Fellsmere Councilman, felt the last sentence on Page 38 of the Interlocal Agreement should be removed.

Mr. Jason Nunemaker, City of Fellsmere City Manager, reported he had met with Mr. Ansin and his representatives recently and felt they were getting closer to a Development of Regional Impact submittal as well as

seeking a planned development. Mr. Nunemaker opined at the minimum, an elementary school could be planned for the property. He stated he would also like to create an educational center for Fellsmere on the Ansin property and would be meeting with Nova-Southeastern College regarding co-locations with them.

Discussion was held regarding the large growth anticipated for the Fellsmere area. Mrs. Susan Olson, IRC School Board Director of Facility Planning and Construction, inquired about the Whispering Pines Apartment Complex being built primarily for agricultural employees. Mr. Nunemaker responded Whispering Pines had 71 units with the rents based on income requirements and several other stipulations and therefore, only eight units were currently rented.

Dr. McIntyre related there needed to be another elementary site soon along the County Road (CR) 512, Sebastian to Fellsmere corridor. Mr. Nunemaker offered to speak with Mr. Ansin and his representatives about putting a school site on their property.

Mr. Timothy McGarry, City of Vero Beach Planning & Development Director, reported the major development within the City of Vero Beach at this time was Heritage Reserve. He added it had received conceptual site plan approval, but still had a long series of approvals to get through before actual construction of approximately 700 units would begin.

Ms. Jan King, City of Sebastian Growth Management Director, stated she had nothing new to report.

Presentation and Review of Draft School Concurrency and Interlocal Agreement Modifications

Mr. Boling referred to the Interlocal Agreement included in the agenda packet, a copy of which is on file in the Commission Office, and noted some modifications were being made to this agreement. The modifications being proposed were as follows:

- Non-concurrency related changes to site selection, site plan review, and information exchange to comply with the way things were currently being done.

- Mr. Boling related Indian River Shores should be added to the Interlocal Agreement because they needed to be a part of school concurrency. He noted even though new school facilities were not foreseen within the Town of Indian River Shores, they would still be added to the agreement.
- The School Planning Technical Advisory Committee would essentially have more of a monitoring role.
- Site selection methods had been streamlined since 1998 by planning jointly with the School Board to get sites dedicated, mitigated, donated to the County through the planned development process, and with no school impact fee credits. The design of the project would then get integrated into the school.

Mr. Boling gave his e-mail address as sboling@ircgov.com and asked those present to send their comments and questions to him via e-mail.

School Concurrency

Mr. Boling announced the school concurrency requirements were new and this was the first time to bring staff together to look at the details. He turned the presentation over to Dr. McIntyre.

Dr. McIntyre noted school concurrency was the process used to manage the school facility program so it would keep pace with growth, and hopefully encourage those promoting it to participate in paying for the school facilities that had to be built to accommodate that growth. Dr. McIntyre introduced Ms. Jean Mills, representative from Kimley-Horn & Associates, who was helping the School Board develop the school concurrency program they would be operating under after 2008.

Ms. Mills gave a brief presentation listing the main components of school concurrency under the Public School Facilities Element, Section 163.3177 and 163.3180 as follows:

- Coordinated Planning
- Financial Feasibility
- Proportionate Share Mitigation

Ms. Mills noted there would be a monitoring group to annually review the projections, the Five Year Capital Facilities Plan, any changes to the school services boundary, and any other issue related to school concurrency. She continued some of the duties of local government would be to incorporate the Capital Improvement Element with the updated summary from the School District and to adopt a consistent Public Schools Element which would be consistent with the all the other local governments and the Interlocal Agreement. She added the Interlocal Agreement would precede the Public School Facilities Element.

Ms. Mills explained the Public School Facilities Element would include a Financially Feasible Capital Plan, a Tiered Level of Service, a map series showing the School Service Adjacent Boundary areas and future growth areas. She related as these items were changed, there would be amendments.

Mr. Boling opined the municipalities would be more interested in the School Facilities Plan to make sure the school planning activities coincide with the plans for growth of the municipalities. The Level of Service Standards for schools were going to be determined by the three school types; elementary, middle and high school.

Mr. Tyson inquired who was responsible for capturing projected school populations. Ms. Mills responded that information would be provided to the School District from the County and the local municipalities on a regular basis. Discussion ensued on the compilation methods used for gathering those population figures.

Attorney Warren Dill, City Attorney for Fellsmere, remarked there were several schools over capacity now and asked if there were plans to clear up those deficiencies before asking developers to pay for schools. Dr. McIntyre noted the quickest and easiest way to resolve the deficiencies would be to build a middle school, which would allow the needed capacity within two years.

Dr. McIntyre reported the next School Board workshop was scheduled for April 7, 2006 at 1:00 p.m. He continued hopefully from that workshop they would receive a recommendation to take before the School Board at their April 11, 2006 meeting.

Mr. Tyson asked how long it took to build a school. Dr. McIntyre related it normally took 18 months for an elementary school, and two years for middle and high schools.

Mr. Sasan Rohani, IRC Long Range Planning Chief, summarized the Senate Bill 360 requirements as follows:

- When school concurrency became effective, information would be sent to the School Board and they would make the determination if capacity was available.
- Public School Facility Plan needed to be adopted.
- Revise and/or amend the Capital Improvement Element every year, including the Public School Facility Plan as a portion of this element.

Mr. Keating stated a “clean copy” of the Interlocal Agreement without the strikethroughs would be provided to the members.

Mr. Boling reported there would be a meeting in late April, 2006 with the School Board, municipalities and the County to ask for comments and to finalize the regulatory processes for the Interlocal Agreement.

Discussion was held regarding the implementation date for the Interlocal Agreement, which was July 1, 2008.

Review and approval of population and student projections

Mrs. Olson related at the request of the School Board, a demographer was hired to look at the projections already compiled and to assist in planning for the next five years. She continued an analysis was completed and a set of projections compiled.

Mrs. Olson distributed a handout showing the student stations and capacity levels of all IRC public schools, a copy of which is on file in the Commission Office. She noted the figures the County had projected closely matched those figures projected by the state.

Attorney Dill asked how student population projections coincided with the housing market. Mrs. Olson related there was a multiplier to be used, which had been fairly accurate in some levels and way off in others. She noted this year waivers to attend out-of-district schools were eliminated and that affected the formula to calculate projections.

ON MOTION BY Mr. Tyson, SECONDED BY Mr. Keating, the members voted unanimously (7-0) to accept the enrollment projections through school year 2010-2011 as presented.

Mr. Boling requested if Mrs. Olson had any revisions to the enrollment data prior to the next meeting to forward it to staff. Mrs. Olson replied in the affirmative.

Other Matters

There were none.

Adjournment

The meeting was adjourned at 3:20 p.m.