

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 30, 2007, at 9:00 a.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; Dr. Dan McIntyre, IRC School Board Assistant Superintendent of Planning & Operations; Susan Olson, IRC School Board Director of Facility Planning & Construction; and Timothy McGarry, City of Vero Beach Planning & Development Director.

Absent were: Al Minner, City of Sebastian City Manager and Jason Nunemaker, City of Fellsmere City Manager (both excused).

Also present were IRC staff: Sasan Rohani, Long Range Planning Chief; Bill Schutt, Senior Planner; and Darcy Vasilas, Interim Executive Aide. Others present were: Warren Dill, City of Fellsmere Attorney; Rochelle Lawandales, AICP, Planning Consultant for the City of Fellsmere; Deanna Newman, consultant for the Indian River County School Board; and Ryan Morrell, consultant with CivaTerra.

Call to Order

Mr. Stan Boling, IRC Planning Director, called the meeting to order at 9:09 a.m.

Approval of Minutes of August 11, 2006

Attorney Warren Dill, questioned on Page 5, why in paragraph 4 there was a comment "Dr. McIntyre replied they received invitations to the City of Vero Beach Planning & Zoning meetings, but nothing from the City of Sebastian and the City of Fellsmere" but both the Cities of Sebastian and Fellsmere had School Board representatives serving on their Planning & Zoning boards. After a lengthy discussion it was determined in order to clarify the statement the sentence should read: "Dr. McIntyre replied they

received invitations to the City of Vero Beach planning and zoning matters, but nothing from the City of Sebastian and the City of Fellsmere.” Ms. Rochelle Lawandales, Planning Consultant for the City of Fellsmere, offered to make sure any planning and zoning matters that would affect the School Board would be sent to them.

ON MOTION BY Mr. Keating, SECONDED BY Mr. McGarry, the members voted unanimously (5-0) to approve the August 11, 2006 minutes as amended.

Mr. Boling asked all those present to introduce themselves.

Updates

A. Status of School Concurrency Items.

Mr. Sasan Rohani, IRC Long Range Planning Chief, related all material related to school concurrency needed to be approved and in place by March 1, 2008. In order to do that there were some items such as creating the new Public School Facilities Element, revising the Capital Improvement Element, and revisions to the Intergovernmental Coordination Element. He stated the process would need to be started now because it would take approximately eight to nine months to complete. He continued in January, 2007 staff initiated the Comprehensive Plan Amendment process to do the necessary reports on those elements. He noted the proposed changes would be going before the IRC Planning & Zoning Commission on April 12, 2007, and then in June, 2007 going before the Board of County Commissioners (BCC) for a transmittal public hearing.

Mr. Rohani explained the revisions would go on to the Department of Community Affairs and when it was returned, the revisions would go before the BCC in early October, 2007 for final adoption.

Mr. Rohani presented another document needing input from this group was the School Intergovernmental Coordination Agreement. The anticipated date for finalization was August or September, 2007. He related at the February 15, 2007 Elected Officials School Concurrency Workshop, it was decided that each local governmental agency would

designate one elected official and one staff member to work with IRC staff in finalizing the Intergovernmental Coordination Element.

B. School Board planning, siting, and development activities.

Dr. McIntyre reported the School Board was in their annual Five Year Plan update process with a workshop scheduled April 10, 2007. He continued one of the things being considered would be school size, would they remain with the current enrollment figures, or would they make the schools larger. He recommended making the schools larger to better enable them to keep up with concurrency. Another element of the school size issue was the high school increasing their size substantially and moving to the Freshman Learning Center concept, or to remain with the current 1,900 student capacity size and building a new high school sooner rather than later.

Dr. McIntyre related the School Board would be recommending the School Superintendent buy five acres adjacent to the Gifford Alternative Learning Center campus. He also hoped to have a site west of Interstate 95 on County Road 512 where the next elementary school would be sited.

Dr. McIntyre stated the School Board was currently working with County staff toward a Developer's Agreement for a new middle school on 66th Avenue.

Mr. Keating asked if it would be an advantage to increase the size of the campuses thus decreasing the number of times redistricting would have to be done. Dr. McIntyre replied in the affirmative.

Mr. Boling asked if any of the school campuses would be constrained if it was decided to enlarge the student capacity of the schools. Dr. McIntyre replied Fellsmere Elementary, Vero Beach Elementary, and Osceola Elementary would be difficult to enlarge mainly because of the age of the schools. He added if they replaced Vero Beach Elementary and Osceola Elementary, which the state would allow, they would be built to accommodate 750 students.

Ms. Lawandales inquired what the time frame was for construction for the new school to be built on the Ansin property. Dr. McIntyre replied it was in the five year plan to have the school built.

Ms. Lawandales asked if there was another middle or high school projected for the north county. Dr. McIntyre reported the new middle school to be built would be located on 66th Avenue, between Gifford Middle School and Sebastian River Middle School and would be serving student populations in the northern portion of IRC. Dr. McIntyre continued the addition of another high school would be determined when it was decided if the current Sebastian River High School would be enlarged with a Freshman Learning Center on its campus. If this were the case, a new high school would not be needed for many years. If not, a new high school would be needed in two to three years.

C. County large-scale planning and development activities.

Mr. Boling related in terms of things that would affect schools, the County did not have any large scale residential projects that were new. He added many of those that had been approved in the past were on hold while getting re-tooled.

D. Municipalities large-scale planning and development activities.

Mr. Boling asked Mr. McGarry if there were any residential projects currently in the works in the City of Vero Beach that would affect schools. Mr. McGarry replied Heritage Reserve was on the horizon but was slowly moving along.

Ms. Lawandales reported the City of Fellsmere had long-term activities in the residential market. She continued there was a Comprehensive Plan amendment at the Department of Community Affairs and she offered to provide a copy to Dr. McIntyre and Ms. Olson. She added 392 acres were annexed on Interstate 95 and there were 600 units proposed to be built over the next six to eight years on that property. Ms. Lawandales noted there was an 80 acre annexation on the west side, and another 90 acre annexation which would be approximately 350 residences.

Mr. Keating asked if the Ansin property's Development of Regional Impact (DRI) had been submitted. Ms. Lawandales replied it had not. A lengthy discussion ensued regarding the DRI process.

Ms. Lawandales informed the committee 80 units were in the process of being built in Sunrise Villas and Habitat for Humanity would be building 60 single family homes in the Fellsmere area.

Presentation by Ms. Deanna Newman, Consultant for the Indian River County School Board

Mrs. Olson reviewed the Enrollment Projections Attachment #4 in the agenda packet, a copy of which is on file in the Commission Office.

Ms. Deanna Newman stated she built the enrollment projections from the ground up, and found they were not much different from those projections done previously. She gave a PowerPoint presentation, a copy of which is on file in the Commission Office.

Ms. Newman explained 2003 was a big year for growth in Florida, and also the same year many third graders were retained due to low Florida Comprehensive Achievement Testing (FCAT) scores. She pointed out in 2006 the enrollments had flat lined.

After a lengthy review of the enrollment projections and discussion by the committee regarding anticipated population growth, Mr. Boling clarified Ms. Newman was asking for input on the projection numbers.

Mr. Keating pointed out concurrency was a regulatory process and the planning phase was a different concept. He felt the problem with using projections was you were making an approval or denial decision on a maybe instead of a definitive number.

ON MOTION BY Mr. Keating, SECONDED BY Mr. McGarry, the members voted unanimously (5-0) to approve the Five Year Enrollment Projections as presented and adjustments would be made to the long range projections after working with staff to obtain more accurate projection figures.

Ms. Lawandales wished to note for the record, she was not completely informed in the projected enrollments to make an objective decision at this time.

Other Matters

Mr. Boling pointed out under the existing Interlocal Agreement, by June 1st of each year the School Board was to be provided information as of March 31, 2007 of site plan and building permit information regarding residential projects. Mr. Boling stated he would be emailing the information to all members.

Adjournment

The meeting was adjourned at 10:45 a.m.