



## **PUBLIC SCHOOL PLANNING STAFF WORKING GROUP (PSPSWG)**

Robert M. Keating, Indian River County  
Stan Boling, Indian River County  
Jason Nunemaker, City of Fellsmere  
Scott Sanders, School Board  
Richard Jefferson, Town of Indian River Shores

Dorri Bosworth, City of Sebastian  
Timothy McGarry, City of Vero Beach  
Carter Morrison, School Board  
Carol Johnson, School Board

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The Public School Planning Staff Working Group will meet at **10:00 a.m. ON THURSDAY, February 14, 2013**, in Conference Room A1-411 of the County Administration Building "A", 1801 27<sup>th</sup> Street, Vero Beach.

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### **AGENDA**

1. Approval of minutes from March 23, 2012 Meeting (attached)
2. Review of 2011/2012 school concurrency assessment report and excerpts from 2012-2013 Work Plan (attached)
3. Discussion on maintaining adopted LOS
  - Enrollment trends
  - Update on capacity-producing projects
    - Fellsmere Elementary
    - Beachland Elementary
    - Treasure Coast Elementary
    - Citrus Elementary
    - Sebastian River High School Freshmen Learning Center
  - Changes to school attendance zone boundaries
4. Update on Other Projects
  - Beachland Elementary
  - Old Osceola Site
  - New Osceola Site
  - Oslo Middle School Circulation Changes
5. Next Meeting (Friday, March 22, 2013 at 10:00 am)
6. Adjournment

ANYONE WHO NEEDS A SPECIAL ACCOMMODATION FOR THIS MEETING MUST CONTACT THE COUNTY'S AMERICANS WITH DISABILITIES ACT (ADA) COORDINATOR AT 772-226-1223 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.

**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 23, 2012, at 10:00 a.m. in Conference Room A1-411, County Administration Building "A" of the County Administration Building, 1801 27<sup>th</sup> Street, Vero Beach, Florida.

Those present were: **Robert Keating**, Director, IRC Planning Division; **Stan Boling**, Director, IRC Community Development; **Jason Nunemaker**, City Manager, City of Fellsmere; **Susan Olson**, Director of Facilities Planning & Construction; **Richard Jefferson**, Town Manager, Town of Indian River Shores; and **Carol Johnson**, Indian River County School Board and **Carter Morrison**, Assistant Superintendent of Finance & Operations, Indian River County School Board.

Absent was: **Timothy McGarry**, Planning Director, City of Vero Beach (unexcused); and **Dorri Bosworth**, Zoning Technician, City of Sebastian (excused).

Staff present: Recording Secretary **Misty L. Pursel**, Commissioner Assistant, District 1. Others present: **Bruno** and **Maximo Laluz**, and **Sara Torres-Laluz**, Interested Parties.

**Call to Order**

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

**Approval of Minutes of February 23, 2012**

**ON MOTION by Mr. Keating, SECONDED by Mr. Nunemaker, the members voted unanimously (7-0) to approve the minutes of February 23, 2012 as presented.**

**Review of Data for Draft Annual School Concurrency Assessment Report for 2011-2012**

Mr. Boling highlighted the Tables included in the agenda packet and on file in the Commission Office. He brought attention to Table 1 wherein italics were added to emphasize the change of the estimated completion year for the Fellsmere Elementary School addition and the Sebastian River High School Freshman Learning Center.

He also pointed out at the bottom of page 2, under "Population and Enrollment Forecast", bold italics were added to show the population estimated was down in years 2015, 2020, and 2030, as well as school enrollment having showed a drop in year 2015, with a "bounce back" in 2020 and 2030. He stated in terms of capacity, the utilization

tables towards the end, based on the projected enrollment and improvements which continued to be planned, the utilization percentage would easily accommodate projected enrollment, at least through 2017.

Ms. Susan Olson, Indian River School District Board (School Board), Director of Facilities Planning & Construction, clarified the future projections data from the State of Florida and were not data generated by her department. She stated the data were in the Interlocal Agreement for Coordinated Planning and School Concurrency; however, local projections could be used, if good data suggested the County knew something the State did not. She noted until the State had a couple years worth of data, they generally would not change the trend line, which inevitably affected the Full Time Equivalent forecast.

She mentioned projects that would generate additional capacity, including Fellsmere Elementary, whose completion date was delayed due to financial reasons. She stated the selection for the Construction Manager would be progressing and a contract would be going to the School Board.

Ms. Olson also mentioned an alternative method was being planned which would allow the School Board to complete all of the work at some point, when they were less concerned with issues like those regarding the legislature giving a very significant portion of capital funds to charter schools.

Mr. Carter Morrison, School Board, told the group a task force would be put into place for next school year to review the issues with the legislature. He said the Board had not received any new charter applications to date; with a deadline of July or August.

Mr. Morrison stated should the language of the legislation be amended to include a provision of "shall share" capital funds, charter schools would receive roughly \$20 Million this calendar year, or about 11% of the student population, equaling \$2.2 Million, subject to what was allowable, it would be an automatic allocation made on an reoccurring basis going forward.

Mr. Morrison commented there was a statewide push to bring more charter schools online with the legislature currently proposed, which gave more flexibility to charter schools than what traditional public schools had. Several committee members stated traditional public schools should have the same flexibility.

Ms. Carol Johnson, School Board, said the School Board would need to review the circumstances before asking other elected bodies for alignment with the School Board, keeping in mind, especially this year having been a tough year in some respects, some of the groups did not wish to commit to something controversial.

Mr. Jason Nunemaker, City Manager of the City of Fellsmere said Fellsmere would like to assist in the Board's endeavor.

Mr. Bob Keating, Director, Community Development asked whether there was anything planned for Citrus Elementary School in the future; wherein Ms. Olson said there had been preliminary discussions regarding the configuration being reviewed for the Treasure Coast.

Ms. Johnson said there was capacity and the School Board would assess planning, consolidation of schools, and status of individual schools regarding what kind of shape the school was in, what core facilities to provide, etc. She advised the direction of Superintendent Fran Adams, which was passed onto staff, was the assessment would take place over the summer, as part of a long-range planning, rather than piece meal.

Mr. Boling explained once the updated information was added to the report, including adjustments to some of the narrative, the report would be presented to the Citizen Oversight Committee in April and Elected Officials Oversight Committee this summer. He announced he would email members of this Committee the report versions as they are provided to the other committees.

**ON MOTION by Mr. Nunemaker, SECONDED by Ms. Johnson, the members voted unanimously (7-0) to accept the Draft Annual School Concurrency Assessment Report for 2011-2012.**

### **Other Matters**

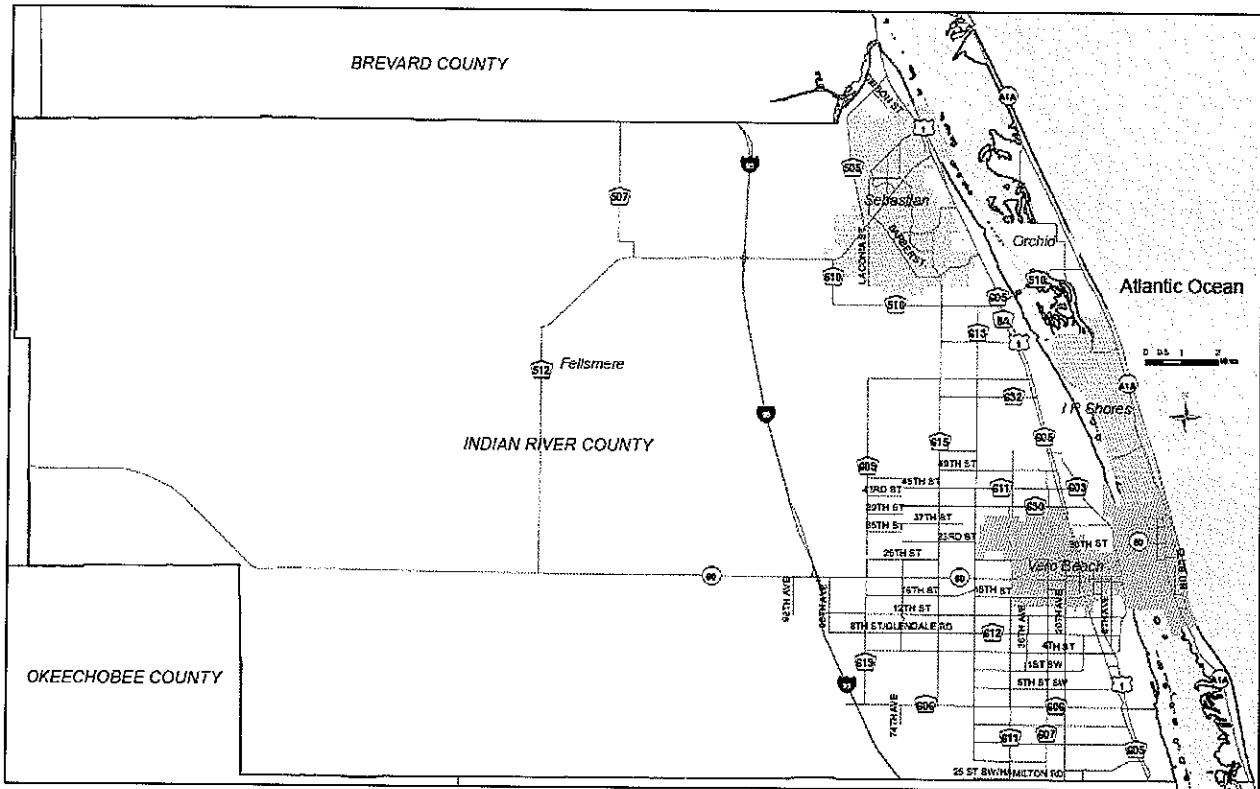
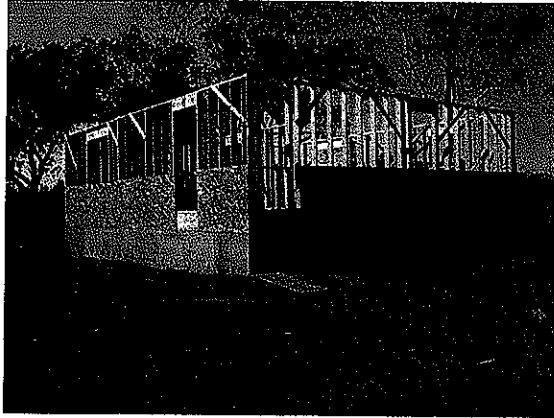
Mr. Boling advised as discussed before, there were some changes proposed regarding Thompson Elementary School's pickup loop, and a temporary cafeteria. He noted these changes would go before the County's Technical Review Committee on April 2, 2012, the step before the matter went before the School Planning Technical Advisory Committee.

Mr. Boling said the Town of Orchid was not required to be a part of the Interlocal Agreement, wherein last year's legislature took away their exemption; this year legislature was putting the exemption back in; and the Town of Orchid would remain out of the Interlocal Agreement.

### **Adjournment**

There being no further business, the meeting adjourned at 10:25 a.m.

INDIAN RIVER COUNTY  
Annual School Concurrency Assessment Report for 2011-2012



Indian River County Planning Division  
in cooperation with School District Facilities Planning



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### Attachments:

1. Adopted 2012-2016 Capital Improvement Project Summary (5 Year Facilities Plan)
2. Proposed 2013-2017 5 Year Facilities Plan

**Indian River County  
Annual School Concurrency Assessment Report for 2011-2012**

**PURPOSE**

In February 2008, the County, the School Board, the Town of Indian River Shores, and the Cities of Fellsmere, Sebastian, and Vero Beach, entered into an "Interlocal Agreement for Coordinated Planning and School Concurrency" (ILA). Currently, the ILA is in effect, as adopted. Among the components of the ILA was creation of a committee of county, city, and school board staff known as the Staff Working Group (SWG). Section 3.2 of the ILA requires that the SWG prepare an "...annual assessment report on the effectiveness of the school concurrency process". This report is intended to fulfill that Section 3.2 requirement, provide background information on school concurrency, and provide a summary of changes that occurred during the report period with respect to school capacity, school demand (enrollment), school service area boundaries, school facility plans, and school level of service (LOS).

**BACKGROUND**

In 2005, the Florida Legislature adopted SB 360 which, among its various components, mandated that local governments and school districts adopt school concurrency provisions to ensure that the schools needed to serve residential development would be available when the impacts from the residential development occur. For Indian River County, the school concurrency adoption deadline was March 1, 2008, a deadline which the county met.

For Indian River County, the adopted school concurrency provisions are contained or referenced in the following documents:

- The ILA
- The Public School Facilities Elements of the County and Municipal Comprehensive Plans
- The Capital Improvements Elements of the County and Municipal Comprehensive Plans
- The Intergovernmental Coordination Elements of the County and Municipal Comprehensive Plans
- Chapter 910 (Concurrency Management System) of the County land development regulations

One of the principal components of concurrency is level of service (LOS). Generally, LOS is the relationship between supply and demand. For schools, LOS is expressed as a ratio of student enrollment to capacity. To measure capacity, the state has established a method based on the number of classrooms and the average class size. That method is applied throughout the state and results in a "FISH (Florida Inventory of School Houses) capacity" for each school. In the county's concurrency system, the adopted LOS for public schools is based on this FISH capacity. For Indian River County, the adopted LOS is 100% FISH capacity. That standard applies to each of the following three school levels: elementary, middle, and high.

Overall, the school concurrency provisions recognize that the local governments within the county are generally responsible for regulating the "demand" side of student enrollment (approving, approving with conditions, or denying residential development), while the school board is generally responsible for the "supply" side of public school capacity (expanding existing schools, building new schools). Although residential development is reviewed on an individual development project and building permit basis, public school capacity is reviewed and addressed in the school board's Five-Year Facilities Work Program, which is also known as the 5 year facilities plan. The 5 year facilities plan provides a 5 year schedule of funding, by fiscal year, of various capital projects, including capacity-producing projects. For school concurrency purposes, a capacity improvement is considered in place if it is funded within the first 3 years of the 5 year facilities plan.



For all public elementary, middle, and high schools that are not magnet schools or charter schools, the school district has established attendance zones, also known as school service area boundaries (SSABs). Those service areas are critical components of the school district's concurrency system. That system is "location-based", tracking and comparing the location and intensity of new residential development with the capacity of the affected elementary, middle, and high school service areas. As a result, capacity, demand, and available capacity are evaluated on a school service area boundary (SSAB) basis. With this system, concurrency is considered met if there is available capacity to serve a residential development either within the affected school service area or within an adjacent school service area.

**Status of Local School Concurrency Requirement and the ILA**

During its 2011 session, the state legislature passed a 349 page "growth management" bill known as HB 7207. That bill was signed by the governor on June 2, 2011, and the legislation went into effect soon thereafter. Among its various provisions, the bill made changes to portions of Florida Statutes Chapter 163 and certain public school planning and school concurrency requirements. Overall, the bill retained the state requirement for interlocal agreements between school districts and local governments to share data and to coordinate planning and development processes. The bill, however, eliminated the state mandate for school concurrency, while allowing local governments the option to continue to require and implement school concurrency. Although HB 7207 eliminated the school concurrency mandate, local governments and school districts that opt to take advantage of that allowance and eliminate local school concurrency requirements must amend their local comprehensive plans and interlocal agreements to do so.

When the Staff Working Group (SWG) met in February and March 2011, and the Citizens Oversight Committee (COC) met in April 2011, HB 7207 was going through the legislative process. Anticipating passage of the bill, the SWG and COC discussed the local experience with school concurrency and its role in resolving the Fellsmere Elementary concurrency issue last year. During those discussions, the SWG and COC each reached a consensus that local school concurrency requirements were beneficial and that the requirements should be continued. No school concurrency related changes to local comprehensive plans or changes to the interlocal agreement (ILA) were recommended or made during 2011, and none have been considered to date.

Therefore, local school concurrency requirements and the 2008 ILA remain in effect, and no changes to either are proposed at this time.

**SCHOOL CONCURRENCY STATUS**

- CAPACITY CHANGES FOR SCHOOLS WITH ATTENDANCE ZONES

Overall net capacity changes districtwide for the next five years are summarized as follows:

Elementary School Capacity: + 191 in 2012 (Vero Beach Elementary)  
 Elementary School Capacity: + 190 in 2014 (Fellsmere Elementary)  
 Middle School Capacity: 0 during 2012-2017  
 High School Capacity: + 570 in 2012 (Sebastian River High)

**Table 1  
 Capacity Changes during First 3 Years of Proposed 2013-2017 5 Year Facilities Plan**

Existing Schools	New Schools	Additions/ Major Renovations	Closures	Net Change	Year
Fellsmere Elem	N/A	Cafeteria and classroom additions	N/A	+190	2014
Vero Beach Elem	N/A	Replacement on site	N/A	+191	2012
Sebastian River HS	N/A	Freshman Learning center	N/A	+570	2012

It is anticipated that the student capacity of schools with attendance zones will increase during 2012 for Sebastian River High School (+570) and Vero Beach Elementary (+191). Capacity-producing improvements for schools **without** attendance zones (magnet schools) are addressed on page 10 of this report.

- DEMAND CHANGES

ENROLLMENT

In 2011, districtwide enrollment decreased by 73 students; that follows a decrease of 217 students in 2010. As shown in tables 3, 4, and 5 below, enrollment is projected to continue to decline in the near future. Those forecasts are for October counts and vary from the state forecast which includes the average of the Oct/Feb counts.

**Table 2  
Historic & Actual Non-Charter Enrollment 2003-2012**

	<b>K-5</b>	<b>Middle</b>	<b>High</b>	<b>Total</b>	<b>Annual Change</b>
<b>2003</b>	6,984	3,798	4,605	15,387	545
<b>2004</b>	7,166	3,825	4,845	15,836	449
<b>2005</b>	7,710	3,759	4,830	16,299	463
<b>2006</b>	7,624	3,847	4,851	16,322	23
<b>2007</b>	7,653	3,834	4,885	16,372	50
<b>2008</b>	7,258	3,847	4,838	15,943	-429
<b>2009</b>	7,230	3,817	4,799	15,846	-97
<b>2010</b>	7,265	3,818	4,546	15,629	-217
<b>*2011</b>	7,193	3,756	4,608	15,556	-73
<b>*2012</b>	7,270	3,636	4,657	15,563	7

\*Table 2 shows actual enrollment for 2011 and 2012, while Tables 3, 4, and 5 show what the forecasted figures were for 2011 and 2012.

**Table 3  
Elementary Non-Charter School Total Enrollment & Net Change 2011-2017**

<b>*2011</b>	7,193	-72
<b>*2012</b>	7,270	+77
<b>2013</b>	7,032	-238
<b>2014</b>	7,038	+6
<b>2015</b>	6,960	-78
<b>2016</b>	6,950	-10
<b>2017</b>	6,959	+9

For the elementary school enrollment forecast, the school district has assumed that there will be little or no new housing development during the next two years. Consequently, the district forecasts that there will be overall decreases between 2013 and 2017.

**Table 4**

**Middle Non-Charter School Total Enrollment & Net Change 2011-2017**

<b>*2011</b>	3,756	-62
<b>*2012</b>	3,636	-120
<b>2013</b>	3,689	+53
<b>2014</b>	3,542	-147
<b>2015</b>	3,462	-80
<b>2016</b>	3,320	-142
<b>2017</b>	3,288	-32

Currently, the school district forecasts that middle school enrollment for the 2013 - 2017 period will decrease overall.

**Table 5**

**High Non-Charter School Total Enrollment & Net Change 2011-2017**

<b>*2011</b>	4,608	+62
<b>*2012</b>	4,657	+49
<b>2013</b>	4,368	-289
<b>2014</b>	4,248	-120
<b>2015</b>	4,117	-131
<b>2016</b>	4,061	-56
<b>2017</b>	3,958	-103

Generally, high school projections are impacted more by the size of the incoming 9<sup>th</sup> grade than by new housing. For that reason, high schools may show a decline in enrollment as some smaller classes move through the grades and graduate. Given current economic and housing conditions, high school enrollment is forecast to decrease overall during the 2013 – 2017 period.

In summary, the local enrollment forecast predicts that there will be overall decreases occurring from 2013 through 2017.

**Long Term Forecast**

The district’s long term forecast is based on population projections provided by the Bureau of Economic and Business Research (BEBR). Those countywide projections are lower than the previous year’s forecast; consequently, student enrollment projections have also been reduced from the previous long term forecast.

**Population and Enrollment Forecast**

	2010	2015	2020	2030
Indian River County Population	138,028*	145,600**	158,500**	182,600**
Public School Student Enrollment (non-charter schools)	15,629	14,529	16,978	23,627

\* 2010 US Census

\*\* March 2012 BEBR mid-range projections

Permits Issued and Future Units Vested

In Indian River County, school concurrency went into effect on July 1, 2008. From July 1, 2008 to June 30, 2009, 387 permits for construction of residential units were issued. From July 1, 2009 to June 30, 2010, 260 permits for construction of residential units, or 33% fewer than the previous year (2008/2009), were issued. For the 2010/2011 period, there was a 54% (or 140 residential units) increase in permits issued from the 2009/2010 period. Data for the 2011/2012 period are shown in the chart below. Based on those data, there was a decrease in residential permitting activity for 2011/2012 (308 units) compared to the previous year (400 units).

**2011/2012 New Residential Units Permitted**

Month	Vero Beach	Fellsmere	IR Co.	IR Shores	Sebastian	Total
July 2011	0	0	18	0	0	18
August 2011	2	0	16	1	9	28
September 2011	1	0	13	0	6	20
October 2011	0	0	18	0	2	20
November 2011	0	3	27	0	5	35
December 2011	1	0	9	1	8	19
January 2012	1	0	11	0	3	15
February 2012	0	0	20	0	4	24
March 2012	1	1	28	1	6	37
April 2012	3	0	18	0	8	29
May 2012	1	0	10	0	11	22
June 2012	2	1	33	1	4	41
<b>TOTALS</b>	<b>12</b>	<b>5</b>	<b>221</b>	<b>4</b>	<b>66</b>	<b>308</b>

Since concurrency went into effect in Indian River County, each building permit for a residential unit in a project approved prior to July 1, 2008 has been exempt from school concurrency. Although those units were “exempt” from the school concurrency test, students anticipated to be “generated” by those units are accounted for under “vested demand” component of the school district’s concurrency system.

The table below is a summary report from the school district’s concurrency system. That table shows that there is available capacity for every school service area except for the Beachland, Citrus and Treasure Coast elementary schools. Because capacity is available in one or more adjacent elementary school service areas, the service areas of the “over capacity” elementary schools (Beachland, Citrus, Treasure Coast) are considered to have capacity. In the case of Sebastian River High School and Fellsmere Elementary School, concurrency was met because sufficient capacity-increasing improvements are scheduled within the first 3 years of the adopted 5 year school facilities plan. That additional capacity is indicated in the “Programmed School Capacity” column in the table below.

### Development Review Summary

School Service Area Boundary (SSAB)	Current School Capacity	Programmed School Capacity*	Total School Capacity	Current Enrollment	**Vested Demand	Total Demand	***Available Capacity
Beachland ES	555	0	555	595	0	595	-40
Citrus ES	573	0	573	692	0	692	-119
Dodgertown ES	608	0	608	428	1	428	180
Fellsmere ES	543	190	733	663	0	663	70
Glendale ES	634	0	634	501	0	501	133
Highlands ES	602	0	602	467	4	467	135
Pelican Island ES	586	0	586	510	3	510	76
Sebastian ES	637	0	637	507	22	507	130
Treasure Coast ES	599	0	599	632	8	632	-33
Vero Beach ES	559	191	750	597	3	597	153
Gifford MS	1,082	0	1,082	960	1	960	122
Oslo MS	1,118	0	1,118	902	3	902	216
Sebastian MS	1,093	0	1,093	956	15	956	137
Storm Grove MS	1,280	0	1,280	818	0	818	462
Sebastian HS	1,848	570	2,418	1,888	22	1,888	530
Vero Beach HS	3,046	0	3,046	2,769	4	2,769	278

\*Programmed Capacity includes all new capacity budgeted for construction in the next three years.

\*\*Vested Demand includes the expected student yield from residential units permitted since July 1, 2008.

\*\*\*The adjacency rule allows development approvals where space is available in an adjacent SSAB. Therefore, school concurrency may be satisfied even though "Available Capacity" for an individual school may have a negative value.

- SERVICE AREA BOUNDARY CHANGES

During the 2011-2012 report year, no new changes in Service Area Boundaries were approved.

- FACILITIES PLAN AND LOS

#### Facilities Work Plan

By law, the school district's facilities work plan or capital plan must balance to projected revenue. Within the 5 year facilities plan, capital projects are divided into several categories, including new construction, renovations, maintenance, furniture and equipment, and technology.

In the school district's facilities work plan that was adopted in September 2008, the projected 5 year expenditures were \$220,000,000, with roughly \$100 million programmed in 2008/2009. During 2008/2009, actual capital expenditures were significantly less than \$100 million due to the intentional delay of several projects. Consequently, capital projects were pared-down in the facilities work plans adopted in September 2009 and September 2010. In contrast to the September 2008 facilities plan, the facilities plan adopted in September 2010 projected capital expenditures of less than \$108,000,000 during FY 2011-2015 and the facilities plan adopted in September 2011 projected capital expenditures of less than \$61 million. Overall, those capital projects that have the most direct effect on school concurrency are capacity enhancement projects. It is anticipated that the 2013-2017 facilities plan will reflect significantly reduced revenues and expenditures. The capacity producing Fellsmere Elementary School project, funded in FY 2011-2012, is described in the chart below.

As shown in the table below, the adopted FY2012-2016 facilities plan includes funding for completion of capacity enhancement projects at Vero Beach Elementary, Fellsmere Elementary, and Sebastian River High School.

### Capacity Producing Projects

Capacity Enhancement Projects	Capacity Added	Estimated Completion
Fellsmere Elementary addition	190	2014
Addition to Sebastian River High School	570	2012
Replacement of Vero Beach Elementary School	191	2012

### Current and Projected LOS

In 2008, middle school enrollment exceeded 100% capacity. With the opening Storm Grove Middle School in 2009, however, all middle schools remain below 85% utilization based on a mid-range (“middle”) enrollment forecast and below 96% utilization based on a high enrollment forecast.

Districtwide, the projected LOS at all grade levels is expected to be below 100% utilization through 2017. Although there are regional differences at the School Service Area Boundary level, the school district is expected to make the best use of available capacity and may adjust boundaries if necessary.

### Enrollment & Capacity Forecast: public schools including magnet and pre-K\*

Year	Elementary Forecast	Elementary Capacity	% util	Middle Forecast	Middle Capacity	% util	High Forecast	High Capacity	% util
2008	7,316	8,228	89%	3,826	3,351	114%	4,666	4,866	96%
2009	7,290	8,228	89%	3,776	4,548	83%	4,665	4,966	94%
2010	7,342	7,696	95%	3,818	4,573	83%	4,546	4,894	93%
2011	7,501	7,696	97%	3,779	4,573	83%	4,514	4,894	92%
2012	7,371	7,696	96%	3,636	4,573	80%	4,657	4,894	95%
2013	7,109	8,077	88%	3,689	4,573	81%	4,368	5,464	80%
2014	7,103	8,077	88%	3,542	4,573	77%	4,248	5,464	78%
2015	7,033	8,077	87%	3,462	4,573	75%	4,117	5,464	75%
2016	7,024	8,077	87%	3,320	4,573	73%	4,061	5,464	74%
2017	7,031	8,077	87%	3,288	4,573	72%	3,958	5,464	72%

\*Does not include special schools (Wabasso School, Alternative Learning Center)

The table above provides enrollment information for all public schools except special schools. Because magnet schools and pre-K are not included in public school concurrency determinations, it is necessary to separately track enrollment and capacity for all non-magnet, non-pre-K, and non-special public schools. Accordingly, the table below is provided to show enrollment, capacity, and utilization of school concurrency service areas. That table does not include the capacity or the demand of magnet schools and pre-k.

**Enrollment & Capacity Forecast: all public schools excluding magnet and pre-K\***

Year	Elementary Forecast	Elementary Capacity	% util	Middle Forecast	Middle Capacity	% util	High Forecast	High Capacity	% util
2008	5,227	5,978	87%	3,826	3,351	114%	4,666	4,866	96%
2009	5,380	5,874	92%	3,776	4,548	83%	4,665	4,966	94%
2010	5,500	5,896	93%	3,818	4,573	83%	4,546	4,894	93%
2011	5,486	5,896	93%	3,779	4,573	83%	4,514	4,894	92%
2012	5,592	5,896	95%	3,636	4,573	80%	4,657	4,894	95%
2013	5,382	6,277	86%	3,689	4,573	81%	4,368	5,464	80%
2014	5,388	6,277	86%	3,542	4,573	77%	4,248	5,464	78%
2015	5,310	6,277	85%	3,462	4,573	75%	4,117	5,464	75%
2016	5,301	6,277	84%	3,320	4,573	73%	4,061	5,464	74%
2017	5,309	6,277	85%	3,288	4,573	72%	3,958	5,464	72%

\*Does not include special schools (Wabasso School, Alternative Learning Center)

**SCHOOL CONCURRENCY & COORDINATION PROCESS**

Consistent with the provisions of the ILA, staff from the school district, county, and municipalities share information and meet regularly on school planning and concurrency issues. Under the ILA, the county is required each year to provide school district staff with population projections for 154 neighborhood-sized areas known as traffic analysis zones (TAZs). In addition, the county and municipalities are required to provide the district with data on proposed residential development projects, residential building permits, and residential certificates of occupancy. Those data are intended to aid district staff in preparing student enrollment projections by school service area. Each year, district staff is required to provide enrollment projections by school service area. Those projections are reviewed by county and municipal staff, and are incorporated into the district's 5 year facilities plan.

Besides its other provisions, the ILA also establishes a school concurrency review process for residential comprehensive plan amendments, rezonings, and development plan requests. That process requires applicants to provide development information to the district for school concurrency review purposes, and requires district staff to issue school capacity availability determination letters (SCADL). A SCADL identifies the amount of available school capacity and includes a determination as to whether or not sufficient school capacity exists to serve a proposed residential development.

Conditional SCADLS provide a "snapshot in time" regarding available school capacity for a project, while final SCADLS involve payment of impact fees and vesting (guaranteeing and reserving capacity) projects. If a final SCADL review shows that sufficient school capacity is not currently available to serve a proposed residential project, then the applicant may pursue mitigation options that are approved by the school district as provided in the ILA and in adopted concurrency policies and regulations. Mitigation may include school additions or other capacity-producing measures. Neither the county nor the municipalities are allowed to approve a residential development project unless adequate school capacity is available or will be made available to serve the project.

## SCADLS ISSUED DURING 2011-2012

To date, few new residential projects have been proposed or approved since July 2008. Consequently, only a small number of SCADLS have been required or issued and only one was required and issued during the 2011/2012 period.

### Conditional SCADLS

Conditional SCADLS are issued for new residential development plans and for rezonings that increase potential residential development. For the 2011-2012 period, the school district issued conditional SCADLS as shown below.

### **Conditional SCADLS Issued 2011/2012**

Project	Students Generated by School Type		
	Elementary	Middle	High
Bloomfield PD at Oslo Road/12 <sup>th</sup> Ave SW (108 multi-family units)	4	2	2

### Final SCADLS

Final SCADLS are issued for building permits for units within new residential development projects. No Final SCADLS were issued by the school district during the 2011/2012 period.

## CHALLENGES & ISSUES

- Concurrency System

Since school concurrency was adopted countywide in 2008, initial implementation of the school concurrency process occurred during the 2008/2009 report period. Due to market and overall economic conditions since that time, the number of residential projects subject to school concurrency review has been minimal. As a result, only a few school concurrency evaluations have been made under the system. After initial adjustments were made to the concurrency process during the 2008/2009 report period, the process has operated adequately and in a timely manner. Despite that success, school district and county staff are currently researching and discussing ways to change some of the concurrency system procedures to make the system simpler to account for new residential units. To that end, staff may recommend various system changes next year.

- Level of Service

Based upon projected student enrollment, the adopted 2012-2016 school facilities plan, and the proposed 2013-2017 school facilities plan, no level of service problems are anticipated in the near future.

## ATTACHMENTS

1. Adopted 2012-2016 Capital Improvement Program Summary (5 Year Facilities Plan)
2. Draft Partial List of 2013-2017 Capital Improvements

Note: The Indian River County Interlocal Agreement for Coordinated Planning and School Concurrency is available on-line at: [http://www.irccdd.com/Planning\\_Division/Plans\\_Reports.htm](http://www.irccdd.com/Planning_Division/Plans_Reports.htm)



Adopted 2012 - 2016  
5 Year Facilities Plan

# Summary of Capital Improvement Program

Project	Total	Prior to 2012	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016
<b>New Construction</b>							
<b>New Construction and Additions</b>							
Fellsme Café, Expan & Cism Addn	9,000,000		9,000,000				
Sebastian River HS Addition	13,000,000		13,000,000				
Sturm Grove Middle School	45,048,476		45,048,476				
Support Services Complex	13,000,000		13,000,000				
Traffic Improvement Projects	820,000		820,000				
<b>Subtotal New Construction and Additions</b>	<b>80,868,476</b>		<b>80,868,476</b>				
<b>Comprehensive Needs</b>							
<b>Modernizations &amp; Replacements</b>							
Dodgerdown Cafeteria & HVAC Replacement	3,512,500		3,512,500				
Dodgerdown School HVAC	2,750,000		2,750,000				
Osceola Magnet Replacement	20,000,000		6,500,000	13,500,000			
School Condition Assessments	400,000		400,000				
VBHS Freshman Learning Ctr Renov.	3,150,000		3,150,000				
Vero Beach El Replacement	20,174,862		20,174,862				
Vero Beach High School Restoration	54,217,750		54,217,750				
<b>Subtotal Modernizations &amp; Replacements</b>	<b>104,205,102</b>		<b>90,705,102</b>	<b>13,500,000</b>			
<b>Subtotal Comprehensive Needs</b>	<b>104,205,102</b>		<b>90,705,102</b>	<b>13,500,000</b>			
<b>Other Items</b>							
<b>Capital Maintenance</b>							
Capital Maintenance (buyback)	36,454,482	19,106,350	17,348,132	3,451,452	3,474,170	3,474,170	3,474,170
Capital Maintenance/Flth & Life Safety	23,572,358	16,584,256	6,988,102	900,000	1,400,000	1,017,839	1,070,263
HVAC Repair and Replace	1,800,000	1,800,000					2,500,000

Indian River County Public Schools

Project	Total	FY 2012 - FY 2016						
		Prior to 2012	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	
Subtotal Capital Maintenance Safety, Security, and Environmental	61,826,840	37,490,608	24,336,234	4,351,482	4,874,170	4,492,009	4,544,433	6,074,170
Beachland EI Expansion	4,440,000	0	4,440,000	465,000	325,000	1,150,000	2,500,000	
Subtotal Safety, Security, and Environmental Relocatables	4,440,000	0	4,440,000	465,000	325,000	1,150,000	2,500,000	
Relocatable Leasing	25,239,158	20,239,158	5,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Relocatable Renovation	1,476,450	1,476,450						
Subtotal Relocatables	26,715,608	21,715,608	5,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Educational Technology								
District Technology	11,333,802	8,833,802	2,500,000	500,000	500,000	500,000	500,000	500,000
Subtotal Educational Technology Furniture & Equipment	11,333,802	8,833,802	2,500,000	500,000	500,000	500,000	500,000	500,000
F-F&E Buyback	6,102,962	4,602,962	1,500,000	300,000	300,000	300,000	300,000	300,000
School Buses/Vehicles	14,700,390	8,050,330	6,650,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000
Subtotal Furniture & Equipment Reserves and Contingencies	20,803,292	12,653,292	8,150,000	1,800,000	1,800,000	1,800,000	1,800,000	1,800,000
Other Projects District Wide	8,308,541	5,698,347	2,610,194	361,032				2,249,162
Subtotal Reserves and Contingencies	8,308,541	5,698,347	2,610,194	361,032				2,249,162
Subtotal Other Items	133,428,083	86,391,655	47,036,428	8,116,452	8,010,202	8,942,009	10,344,433	11,623,332
<b>Total Projects</b>	<b>318,501,661</b>	<b>257,985,233</b>	<b>60,536,428</b>	<b>21,616,452</b>	<b>8,010,202</b>	<b>8,942,009</b>	<b>10,344,433</b>	<b>11,623,332</b>

Proposed 2013 - 2017  
5 Year Facilities Plan

# Summary of Capital Improvement Program

Project	Total	Prior to	FY 2013 -	FY	FY	FY	FY	FY
		2013	FY 2017	2013	2014	2015	2016	2017
<b>New Construction</b>								
<b>New Construction and Additions</b>								
Fellsmere Cafe, Expan & Cism Addn	9,000,000			9,000,000				
Sebastian River HS Addition	13,000,000			13,000,000				
Stom Grove Middle School	45,048,476			45,048,476				
Support Services Complex	13,000,000			13,000,000				
Traffic Improvement Projects	820,000			820,000				
<b>Subtotal New Construction and Additions</b>	<b>80,868,476</b>			<b>80,868,476</b>				
<b>Subtotal New Construction</b>	<b>80,868,476</b>			<b>80,868,476</b>				
<b>Comprehensive Needs</b>								
<b>Modernizations &amp; Replacements</b>								
Dodgertown Cafeteria & HVAC Replacement	3,512,500			3,512,500				
Dodgertown School HVAC	2,750,000			2,750,000				
Osceola Magnet Replacement	6,500,000			6,500,000				
Osceola Relocate To Thompson	3,000,000			2,700,000			300,000	
School Condition Assessments	400,000			400,000				
VBHS Freshman Learning Ctr Renov.	3,150,000			3,150,000				
Vero Beach EI Replacement	20,174,852			20,174,852				
Vero Beach High School Restoration	54,217,750			54,217,750				
<b>Subtotal Modernizations &amp; Replacements</b>	<b>93,705,102</b>			<b>93,405,102</b>			<b>300,000</b>	<b>300,000</b>
<b>Subtotal Comprehensive Needs</b>	<b>93,705,102</b>			<b>93,405,102</b>			<b>300,000</b>	<b>300,000</b>
<b>Other Items</b>								
<b>Capital Maintenance</b>								
Capital Maintenance-Fitn & Life Safety	23,462,570			17,484,266			5,978,314	
HVAC Repair and Replace	2,000,000			1,800,000			200,000	
							625,000	917,010
							336,304	2,800,000
								1,500,000

Indian River County Public Schools

Project	Total	Prior to FY 2013 -					FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
		2013	FY 2017								
Transfer to General Fund for Maintenance	39,282,802	22,557,802	16,725,000	3,345,000	3,345,000	3,345,000	3,345,000	3,345,000	3,345,000	3,345,000	
<b>Subtotal Capital Maintenance</b>	<b>64,745,372</b>	<b>41,842,058</b>	<b>22,903,314</b>	<b>4,170,000</b>	<b>4,262,010</b>	<b>3,691,304</b>	<b>5,945,000</b>	<b>4,845,000</b>			
<b>Safety, Security, and Environmental</b>											
Beachland EI Expansion	4,440,000	485,000	3,975,000	325,000	1,150,000	2,500,000					
Sebastian River Middle Locker Room/Gym Renovations	1,928,710	0	1,928,710	1,928,710							
<b>Subtotal Safety, Security, and Environmental</b>	<b>6,368,710</b>	<b>485,000</b>	<b>5,903,710</b>	<b>2,253,710</b>	<b>1,150,000</b>	<b>2,500,000</b>					
<b>Relocatables</b>											
Relocatable Leasing	25,939,158	21,239,158	4,700,000	700,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	
Relocatable Renovation	1,476,450	1,476,450									
<b>Subtotal Relocatables</b>	<b>27,415,608</b>	<b>22,715,608</b>	<b>4,700,000</b>	<b>700,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>1,000,000</b>	
<b>Educational Technology</b>											
District Technology	11,833,802	9,333,802	2,500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	
<b>Subtotal Educational Technology</b>	<b>11,833,802</b>	<b>9,333,802</b>	<b>2,500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>	
<b>Furniture &amp; Equipment</b>											
F, F&E Buyback	4,902,962	4,902,962									
School Buses/Vehicles	16,150,330	9,550,330	6,600,000	600,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	
<b>Subtotal Furniture &amp; Equipment</b>	<b>21,053,292</b>	<b>14,453,292</b>	<b>6,600,000</b>	<b>600,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	
<b>Reserves and Contingencies</b>											
Other Projects District Wide	10,827,391	5,698,347	5,129,044	1,368,278	0	0	897,667	2,863,099			
<b>Subtotal Reserves and Contingencies</b>	<b>10,827,391</b>	<b>5,698,347</b>	<b>5,129,044</b>	<b>1,368,278</b>	<b>0</b>	<b>0</b>	<b>897,667</b>	<b>2,863,099</b>			
<b>Subtotal Other Items</b>	<b>142,244,175</b>	<b>94,508,107</b>	<b>47,736,068</b>	<b>9,591,988</b>	<b>8,412,010</b>	<b>9,181,304</b>	<b>9,842,667</b>	<b>10,708,099</b>			
<b>Total Projects</b>	<b>316,917,753</b>	<b>266,781,685</b>	<b>48,036,088</b>	<b>9,891,988</b>	<b>8,412,010</b>	<b>9,181,304</b>	<b>9,842,667</b>	<b>10,708,099</b>			