



PUBLIC SCHOOL PLANNING STAFF WORKING GROUP (PSPSWG)

Stan Boling, Indian River County
Jason Nunemaker, City of Fellsmere
Robert Stabe, Town of Indian River Shores
Scott Sanders, School Board

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

The Public School Planning Staff Working Group will meet at **10:00 a.m. ON FRIDAY, February 6, 2015**, in Conference Room A1-411 of the County Administration Building "A", 1801 27th Street, Vero Beach.

AGENDA

1. Approval of minutes from March 21, 2014 Meeting (attached)
2. Review of 2013/2014 school concurrency assessment report and excerpts from 2014-2015 Work Plan (attached)
3. Discussion on maintaining adopted LOS
 - Enrollment and development/growth trends
 - Update on capacity-producing projects
 - School attendance zone boundaries
4. Update on Non Capacity-producing Projects
5. Next Meeting (Friday, March 20, 2015 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 21, 2014, at 10:00 a.m. in Conference Room A1-411, County Administration Building "A" of the County Administration Building, 1801 27th Street, Vero Beach, Florida.

Those present were: **Stan Boling**, Director, IRC Community Development Department; **Jason Nunemaker**, City Manager, City of Fellsmere; **Robert Stabe**, Town Manager, Town of Indian River Shores;

Absent was: **Scott Sanders**, School District Director of Facilities Planning & Construction; **Carter Morrison**, Indian River County School District and **Carol Johnson**, Indian River County School Board; **Dorri Bosworth**, City of Sebastian, Zoning Technician; and **Timothy McGarry**, City of Vero Beach

Staff present: Recording Secretary **Terri Collins-Lister**, Commissioner Assistant, District 3 & 4.

Call to Order

Mr. Stan Boling, IRC Community Development Director, called the meeting to order at 10:15 a.m. at which time it was determined there was not a quorum present. The members present agreed that they would review the draft assessment report and provide any comments to the Citizens Oversight Committee in order to move forward.

Review of the Draft Annual School Concurrency Assessment Report for 2013/2014

Mr. Boling reviewed the Draft Indian River County Annual School Concurrency Assessment Report for 2013/2014 included in the agenda packet and on file in the Commission office. He said staff would forward members comments on the report in order to conduct the Citizens Oversight Committee being held in the next few weeks.

Mr. Boling referred to the report and noted school board staff had done a really good job getting IRC a full report. He pointed out the highlights distinguished the differences from the 2012/2013 reports.

He highlighted on the following:

- Page 5: In the next five years, the only proposed capacity improvement was the addition of permanent student stations at Citrus Elementary.
- Department of Education Forecast showed school enrollment overall would remain "flat" over the next five years and perhaps even slightly decline.

- Page 8: 2013/2014 New Residential Units County-wide permitted activity. Permitted activity should increase again for 2013/2014.
- Page 9: Development Review Summary - There was available capacity in all the schools with the exception of Beachland Elementary School. It did not appear there was a level of service problems or school concurrency issues.
- Page 11: The County was required each year to provide the school district staff with population's projection known for each traffic analysis zone (TAZ). In the future, the County would be going from 154 to 200 TAZs.

It was the consensus of those present to move the Draft Indian River County Annual School Concurrency Assessment Report for 2013/2014 forward to the Public School Planning Citizen Oversight Committee, as presented.

Updates on projects to be reviewed by the School Planning Technical Advisory Committee (SPTAC).

Mr. Boling gave an update on projects to review by the SPTAC and said there was a submittal from the IRC School Board on its proposed administrative complex by Storm Grove Middle School.

Other Matters

Mr. Boling said the County was moving forward with non-residential impact fees at the April 22, 2014 Board of County Commissioners Meeting. He brought up residential impact fees and noted there were a couple of issues to work through with the school board and some additional public workshops needed to be held on impact fees.

Mr. Boling stated there were some implementation issues which had come up on the timing of impact fee payment, and said over the years the fees were paid at building permit time. He said one of the ideas was to continue to pay the impact fees at the building permit time and another possibility discussed was to pay the impact fees after the first building inspection. Mr. Nunemaker supported keeping impact fee payment at the time of building permit issuance.

Adjournment

There being no further business, the meeting adjourned at 10:30 a.m.

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

TO: The Members of the Public School Planning Staff Working Group

FROM: Stan Boling, AICP; Community Development Director

DATE: January 30, 2015

**SUBJECT: Review of 2013-2014 School Concurrency Assessment Report and
Current School Work Plan**

Attached is the 2013-2014 Annual School Concurrency Assessment report with excerpts from the current school work plan. These items will be discussed at the February 6, 2015 Public School Planning Staff Working Group meeting as part of the Group's task to update information for the 2014-2015 draft report.

Attachment: 2013-2014 Annual Report with Current School Work Plan Excerpts

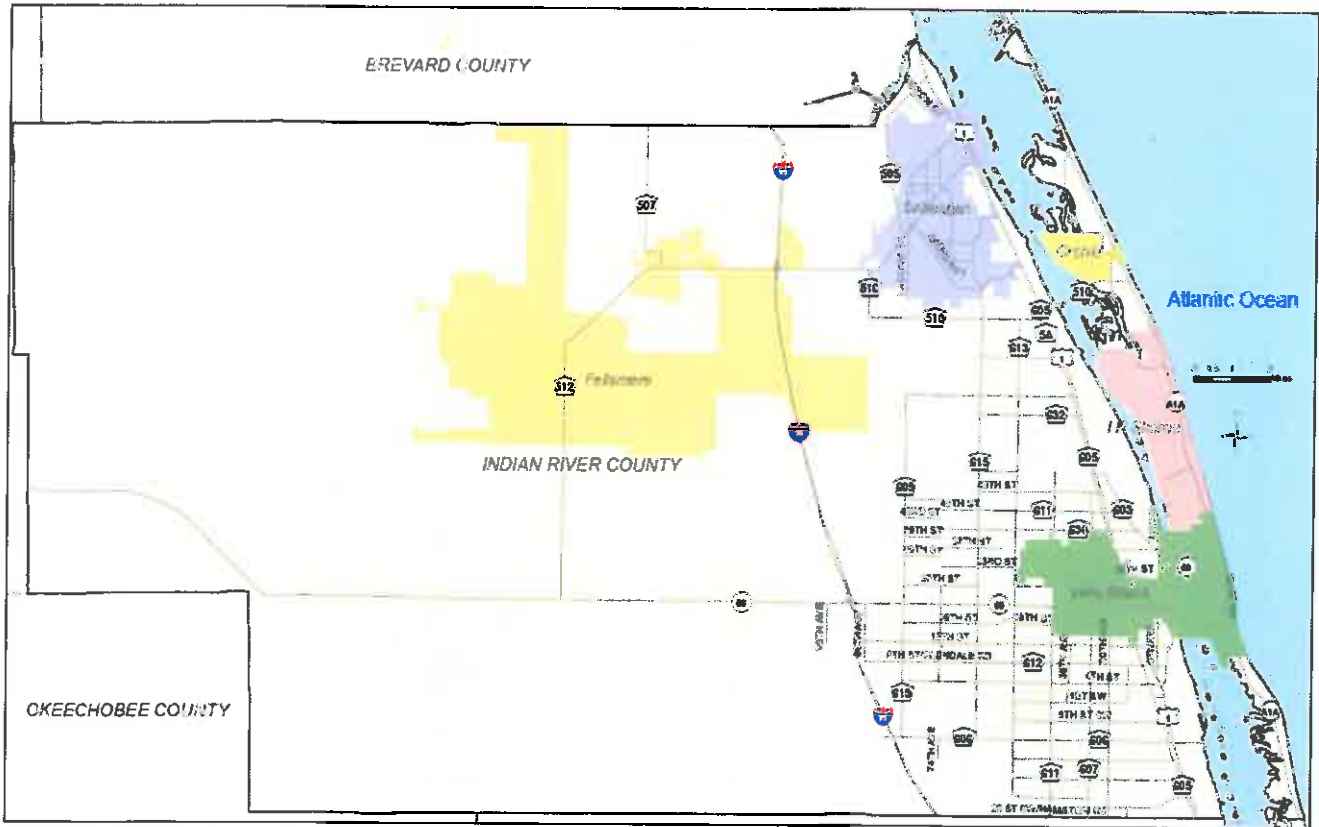
INDIAN RIVER COUNTY Annual School Concurrency Assessment Report for 2013-2014



Treasure Coast Elementary School



Fellsmere Elementary School



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



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Attachments:

1. Adopted 2014-2018 Capital Improvement Project Summary (5 Year Facilities Plan)
2. Excerpts from 2015-2019 Public School Capital Improvement Program

**Indian River County
Annual School Concurrency Assessment Report for 2013-2014**

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 the previous 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. Consequently, 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 concurrency requirements remain in effect, and no changes to either are proposed or under consideration at this time.

SCHOOL CONCURRENCY STATUS

- **STUDENT CAPACITY CHANGES FOR SCHOOLS WITH ATTENDANCE ZONES**

Overall net student capacity changes district-wide for the next five years are summarized as follows:

Elementary School Capacity:	+ 191 in 2016 (Citrus Elementary School)
Middle School Capacity:	0 during 2015-2019
High School Capacity:	0 during 2015-2019

Table 1

Student Capacity Changes during First 3 Years of Proposed 2015-2019 5 Year Facilities Plan

Existing Schools	New Schools	Additions/ Major Renovations	Closures	Net Change	Year
Citrus Elementary		Classroom Addition		+191	2016

During 2014, capacity-producing projects were completed for Fellsmere Elementary School (+241 permanent student stations) and Treasure Coast Elementary (+228 permanent student stations). Student capacity data for schools including magnet and pre-K facilities are provided on page 10 of this report.

- DEMAND CHANGES

ENROLLMENT

In 2014, district-wide student enrollment increased by 66 students; that follows an increase of 161 students in 2013. Student enrollment data shown for 2013 and 2014 in tables 2, 3, 4, and 5 below are for October counts and vary from the state forecast which includes the average of the Oct/Feb counts.

**Table 2
Historic Actual School Enrollment 2005-2014**

Year	K-5	Middle	High	Other (PK, ALT ED, WAB)	Total	Annual Change
2005	7,710	3,759	4,830		16,299	463
2006	7,624	3,847	4,851		16,322	23
2007	7,653	3,834	4,885		16,372	50
2008	7,258	3,847	4,838		15,943	-429
2009	7,230	3,817	4,799		15,846	-97
2010	7,265	3,818	4,546		15,629	-217
2011	7,193	3,756	4,608		15,556	-73
2012	7,270	3,636	4,657		15,563	7
*2013	7,219	3,600	4,708	197	15,724	161
*2014	7,341	3,559	4,670	220	15,790	66

*Table 2 shows actual enrollment for 2013 and 2014 from the October FTE count. Tables 3, 4, and 5 show actual enrollment for 2013 and 2014 from the October FTE count; and DOE COFTE (June 25, 2013) forecasted figures for 2015 through 2019.

Table 3

Elementary School Total Enrollment & Net Change 2013-2019

*2013	7,219	-51
*2014	7,341	+122
2015	7,247	-94
2016	7,220	-27
2017	7,175	-45
2018	7,215	+40
2019	7,117	-98

For the elementary school enrollment forecast, the school district has assumed that there will be little or no new housing development during the next five years. DOE forecasts show that there will be no elementary growth between 2015 and 2019. The actual elementary school enrollment for 2014 was 111 students *higher* than the Florida Department of Education (DOE) COFTE forecast for 2013-14 of 7,230 for grades K-5.

Table 4

Middle School Total Enrollment & Net Change 2013-2019

*2013	3,600	-36
*2014	3,559	-41
2015	3,556	-3
2016	3,558	+2
2017	3,574	+16
2018	3,643	+69
2019	3,764	+121

Currently, school district data indicate that middle school enrollment for 2014 will be flat based on little or no new housing development. DOE forecasts show that there will be moderate middle school growth between 2016 and 2019. The actual middle school enrollment for 2014 was 66 students *lower* than the Florida Department of Education (DOE) COFTE forecast for 2013-14 of 3,625 for grades 6-8.

Table 5

High School Total Enrollment & Net Change 2013-2019

*2013	4,708	+51
*2014	4,670	-38
2015	4,532	-138
2016	4,434	-98
2017	4,406	-28
2018	4,350	-56
2019	4,338	-12

Generally, high school projections are impacted more by the size of the incoming 9th 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. DOE forecasts show that there will be no high school growth between 2015 and 2019. The actual enrollment for 2014 was 78 students *higher* than the Florida Department of Education (DOE) COFTE forecast for 2013-14 of 4,592 for grades 9-12.

Overall, the DOE enrollment forecast predicts that there will be a minor decrease in total enrollment by 2019.

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*	145,441**	158,012**	180,240**
Public School Student Enrollment (non-charter schools)	15,629	15,423	15,425	Not Available

*2010 US Census

** March 2013 BEBR medium projections

Permits Issued and Future Units Vested

In Indian River County, school concurrency went into effect on July 1, 2008. Since school concurrency went into effect, permits issued for construction of residential units county-wide were as follows:

2008/2009	387 units
2009/2010	260 units
2010/2011	400 units
2011/2012	308 units
2012/2013	516 units
2013/2014	608 units

2013/2014 New Residential Units Permitted

Month	Vero Beach	Fellsmere	IR Co.	IR Shores	Sebastian	Total
July 2013	2	0	27	1	14	44
August 2013	4	0	33	3	20	60
September 2013	0	0	17	0	8	25
October 2013	1	0	26	1	23	51
November 2013	1	1	20	0	8	30
December 2013	6	0	36	1	9	52
January 2014	1	1	32	2	13	49
February 2014	2	0	45	1	6	54
March 2014	0	0	51	3	27	81
April 2014	1	0	25	0	11	37
May 2014	2	0	32	2	17	53
June 2014	3	0	63	3	20	89
TOTALS	23	2	407	17	176	625

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, new students anticipated to be “generated” by those units were accounted for under the “vested demand” component of the school district’s concurrency system until the units were completed and new enrollment counts were conducted that captured the actual number of students generated by new development.

The table that follows 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 Beachland. Because capacity is available in one or more adjacent elementary school service areas, the service area of the “over capacity” elementary school (Beachland) is considered to have capacity. In the case of Citrus 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 that follows.

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	543	0	543	597	0	597	-54
Citrus ES	556	191	747	676	0	676	71
Dodgertown ES	560	0	560	448	0	448	112
Fellsmere ES	787	0	787	681	0	681	106
Glendale ES	612	0	612	491	0	491	121
Highlands ES	619	0	619	464	0	464	155
Pelican Island ES	573	0	573	481	0	481	92
Sebastian ES	637	0	637	531	0	531	106
Treasure Coast ES	781	0	781	647	0	647	134
Vero Beach ES	796	0	796	687	0	687	109
Gifford MS	1,022	0	1,022	872	0	872	150
Oslo MS	1,026	0	1,026	920	0	920	106
Sebastian MS	996	0	996	853	0	853	143
Storm Grove MS	1,244	0	1,244	914	0	914	330
Sebastian HS	2,318	0	2,318	1,879	0	1,879	439
Vero Beach HS	2,931	0	2,931	2,791	0	2,791	140

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

**Vested Demand includes the expected student yield from non-exempt new residential units permitted but not CO'd since the last enrollment count. Although vested student totals for each school are small, vested totals are not available at this time.

***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 2013-2014 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 with 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 2013, the projected 5 year expenditures were \$9,838,944 for new construction and remodeling projects. It is anticipated that the 2015-2019 facilities plan will reflect a slight increase in revenues and expenditures.

Capacity Producing Projects

Capacity Enhancement Projects	Capacity Added	Estimated Completion
Citrus Elementary School Classroom Addition	191	2016

This project is reflected in the School District’s facilities plans.

Current and Projected LOS

In 2008, middle school enrollment exceeded 100% capacity. With the opening of 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 2019. 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 (attendance zones) 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
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	7,339	7,696	95%	3,675	4,573	80%	4,580	4,894	94%
2013	7,306	7,791	94%	3,600	4,499	80%	4,708	5,498	86%
2014	7,516	7,761	97%	3,559	4,289	83%	4,670	5,249	89%
2015	7,422	8,230	90%	3,556	4,289	83%	4,532	5,249	86%
2016	7,395	8,230	90%	3,558	4,289	83%	4,434	5,249	84%
2017	7,350	8,421	87%	3,574	4,289	83%	4,406	5,249	84%
2018	7,390	8,421	88%	3,643	4,289	85%	4,350	5,249	83%
2019	7,292	8,421	87%	3,764	4,289	88%	4,338	5,249	83%

*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
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	5,598	5,896	95%	3,675	4,573	80%	4,580	4,894	94%
2013	5,588	6,158	91%	3,600	4,499	80%	4,708	5,498	86%
2014	5,691	5,995	95%	3,559	4,289	83%	4,670	5,249	89%
2015	5,597	6,464	87%	3,556	4,289	83%	4,532	5,249	86%
2016	5,570	6,464	86%	3,558	4,289	83%	4,434	5,249	84%
2017	5,525	6,655	83%	3,574	4,289	83%	4,406	5,249	84%
2018	5,565	6,655	84%	3,643	4,289	85%	4,350	5,249	83%
2019	5,467	6,655	82%	3,764	4,289	88%	4,338	5,249	83%

*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 the future, over 200 TAZs will be used for traffic analysis and population projections. 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 2013-2014

To date, a small number of new residential projects have been proposed or approved since July 2008. Consequently, only a small number of SCADLS have been required or issued, and six (6) were required or issued during the 2013/2014 period.

Conditional SCADLS

Conditional SCADLS are issued for new residential development plans and for rezonings that increase potential residential development. For the 2013-2014 period, the school district issued six (6) conditional SCADLS, shown below for the projects/requests.

- Grand Harbor North/BEB/Atlantis (Former Riverbend), East of US Highway #1/North of N. Relief Canal/South of 63rd Street, 438 SF [rezoning request]
- Hammock Lakes, 5250 1st Street SW, 96 SF [subdivision]
- The Reserve at Grand Harbor, 2400 53rd Street, 100 SF [subdivision]
- Serenoa Subdivision, 5th Street SW, 122 SF [subdivision revised layout]
- Falls @ Grand Harbor Replat of Lot 37-63, US Highway #1 and Grand Harbor Boulevard, 1 SF [subdivision revised layout]
- Villages of Fellsmere, City of Fellsmere, 16,787 SF/2,963 MF [comprehensive plan amendment request]

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 2013/2014 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 small. As a result, only a few school concurrency evaluations have been made each year 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 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 in the future.

• Level of Service

Based upon projected student enrollment and school facilities plans, no level of service problems are anticipated in the near future.

ATTACHMENTS

1. Adopted 2014-2018 Capital Improvement Program Summary (5 Year Facilities Plan)
2. Excerpts from 2015-2019 Public School Capital Improvement Program

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



SCHOOL DISTRICT OF INDIAN RIVER COUNTY, FLORIDA
Capital Project Revenues & Other Financing Sources
Projects for Fiscal Year 2014-2018

Revenues & Other Financing Sources	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	Total	Notes
1 Property Taxes	\$19,462,064	\$19,734,677	\$20,686,732	\$21,471,840	\$22,349,808	\$23,410,080	\$107,653,156	1) Updated property growth based on most recent projections 1.50 mills by Legislature
2 PECO - New Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
3 PECO - Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
4 State Charter School Capital Outlay	\$800,136	760,700	760,700	760,700	760,700	760,700	3,803,500	Charter School Capital Outlay set yearly by Legislature
5 CO & DS	\$68,705	68,705	68,705	68,705	68,705	68,705	343,525	Projections based on 5 year capital plan information FIDOE
6 Interest	\$97,379	98,673	103,434	107,359	111,749	111,749	532,964	Estimated interest at 5%
Other	\$30,000	\$3,457	\$0	\$0	\$0	\$0	173,457	Fuel Tax Revenue all years plus \$23,457 Received back from Contractor after Abatement in 2014.
7 Impact Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	Impact fees will be budgeted upon notification of receipt from IRC
8 Reallocation of Prior Year Revenue	\$10,001,271	\$0	\$0	\$0	\$0	\$0	\$0	Reallocated revenue from prior year for new projects in 2013
9 Total Revenues & Other Financing Sources	\$30,459,555	\$20,716,212	\$21,649,591	\$22,538,604	\$25,320,962	\$24,181,234	\$112,506,603	
10 Transfer to General Fund	\$4,100,136	\$4,060,700	\$4,060,700	\$4,060,700	\$4,060,700	\$4,060,700	\$20,303,500	
11 Debt Service								
12 Debt Service								
13 Debt Service								
14 Debt Service								
15 QSCB Debt Service	\$1,492,832	\$1,625,344	\$1,620,345	\$1,620,345	\$1,620,345	\$1,620,345	\$8,106,724	Debt Service for VBE, TCE, Fellsmere QSCB net of the credit for Federal Subsidy
16 Capital Leases	\$408,777	\$306,583	\$0	\$0	\$0	\$0	\$306,583	CISCO Unified Communication System 5 year payments end 2014
17 COP Debt Service (Existing COP)	\$9,539,202	9,538,613	9,526,401	9,530,750	9,530,750	9,526,258	47,652,772	Current Debt Service on 2005 and 2007 COPs
18 Total Debt Service Reduced By Federal Subsidy	\$11,441,511	\$11,470,540	\$11,146,746	\$11,151,095	\$11,151,095	\$11,146,603	\$56,066,079	
19 Net Remaining Funding Sources before On-Going Commitments & Projects	\$14,917,908	\$5,184,972	\$6,442,145	\$7,226,809	\$8,109,167	\$9,173,931	\$36,137,024	
20 On-going Commitments	\$14,092,908	\$5,134,972	\$6,442,145	\$4,226,809	\$5,809,167	\$4,684,987	\$26,298,080	Maintenance modernizations, IT and other equipment, relocatables, safety, security and environmental, and school buses and other vehicles
21 Project Commitments	\$825,000	\$50,000	\$0	\$0	\$2,300,000	\$4,488,944	9,838,944	Beachland \$ 50 k, 2014, \$ 1.9 ml, 2016, Cirrus Bl \$ 3.0 ml, 2016, \$ 2.3 ml, 2017, \$ 1.7 ml, 2018, Wabasso \$ 850 k, 2018
22 Net Remaining Funding Sources after On-Going Commitments & Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

27 Property Tax Projection %	NA	1.40%	4.82%	3.80%	4.09%	4.74%		
28 Value of 1 mill	\$12,974,709	\$13,156,451	\$13,791,168	\$14,314,560	\$14,899,872	\$15,606,720		
29 Millage Used for COP Debt Service	0.75	0.87	0.81	0.78	0.75	0.71		Within Board approved self-imposed debt limit of 1 mill
30 COP Debt Service as % Millage Revenue	50.18%	58.12%	53.88%	51.93%	49.89%	47.61%		Within F.S. 1011.71 limit of 75% of levy
31 Millage Used for COP Debt Service Excluding Credit for Federal Subsidy	0.87	0.99	0.92	0.89	0.85	0.81		Within Board approved self-imposed debt limit of 1 mill
32 COP Debt Service as % Millage Revenue Excluding Credit for Federal Subsidy	58.01%	65.84%	61.25%	59.03%	56.71%	54.12%		Within F.S. 1011.71 limit of 75% of levy
33 Outstanding COP End of FY	\$118,868,111	\$112,344,167	\$105,615,222	\$98,666,278	\$91,492,333	\$84,073,389		

Excerpts from 2015-2019 Public School
Capital Improvement Program

Summary of Capital Improvement Program

Project	Total	Prior to FY 2015	FY 2015 - FY 2019	2014- 2015	2015- 2016	2016- 2017	2017- 2018	2018- 2019
New Construction								
New Construction and Additions								
Preschool Expansion	4,140,000	1,140,000	3,000,000		3,630,000			
Cerro Elementary School Expansion	7,941,288	4,441,288	3,500,000	500,000	3,020,000			
Student New Construction and Additions	12,411,266	2,351,266	4,000,000	595,000	3,000,000	3,600,000	0	0
Subtotal New Construction	24,502,554	8,532,554	10,500,000	1,095,000	10,250,000	3,600,000	0	0
Comprehensive Needs								
Modernizations & Replacements								
Subtotal New Modernizations & Replacements	1,000,000	0	1,000,000					1,000,000
Subtotal Comprehensive Needs	1,000,000	0	1,000,000	0	0	0	0	1,000,000
Other Items								
Capital Maintenance								
Capital Maintenance	2,348,603	0	2,348,603	575,000	345,725	425,160	425,160	575,160
HVAC Controls - Districtwide	630,000	0	630,000					630,000
Painting - Districtwide	1,928,000	0	1,928,000		0,000	360,000	1,568,000	
Roofing - Districtwide	2,401,278	0	2,401,278	375,368	149,750	188,455	417,747	1,389,508
Small Projects - Districtwide	2,753,323	0	2,753,323	380,174	287,830	310,000	1,198,500	672,000
Subtotal Capital Maintenance	10,061,004	0	10,061,004	1,330,542	782,505	923,615	2,201,407	2,859,508
Safety, Security, and Environmental								
Fitzsimons Elementary - HVAC 700 Wagon	350,000	0	350,000			350,000		
Flooring	673,696	0	673,696	286,857	44,000	342,839		60,000
Health & Life Safety	3,177,611	0	3,177,611	1,055,206	530,700	507,375	253,043	63,153
Oak Meadows School - Renovations	500,000	0	500,000					500,000
Pelham Island Traffic Improvements	300,000	0	300,000					300,000
Subtotal Safety, Security, and Environmental	4,921,307	0	4,921,307	1,336,063	574,700	840,174	253,043	603,153
Total								
Total	36,504,058	8,532,554	15,421,000	2,431,063	11,024,705	14,423,689	2,854,553	4,463,658

Isle of Wight County Public Schools

Excerpts from 2015-2019 Public School
Capital Improvement Program

5-4

Project Title : Chua Elementary School Expansion		Project Type : New Construction and Additions						
Project ID : 9012ES00014								
Planning Zone : South Area								
Funding								
	Total	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019	
Land Acquisition								
Planning & Design	\$27,294	\$27,294						
Construction	\$7,614,082	\$3,814,082	\$800,000	\$3,000,000				
Furniture & Equipment								
Other								
Total	\$7,941,286	\$3,941,286	\$800,000	\$3,000,000				
Construction includes SDO Development Other includes CIP projects, Legal, Portables, Project Contingency, Testing, etc.								
Project Description		<p>Addition of a New Classroom Building consisting of 13 classroom, 1 child lab, 2 resource rooms. The new classroom building will add 191 PERMANENT student stations to replace temporary portable spaces as per the June 2013 Educational Facilities Survey for Version 1. In addition the core spaces will be expanded in conjunction with bringing the school to a 750 student station capacity.</p> <p>Phase 1 will consist of relocation of the child plant. Phase 2 will consist construction of a new cafeteria building and demolition of existing cafeteria. Phase 3 will consist of addition of a classroom building.</p>						
Justification		<p>To eliminate overcrowding and replace temporary portables with permanent classroom space.</p>						
Coordination		<p>Design Start Date 7/01/13. Complete construction start Feb 2014 - ready for occupancy fall of 2016. Classroom addition construction start date summer 2015 - ready for occupancy fall of 2016.</p>						
Project Status:		Under Construction						
Design Start Date :		2013						
Construction Start Date :		2014						
Anticipated Open Date :		2016						

Indian River County Public Schools

Excerpts from 2015-2019 Public School
Capital Improvement Program

Project Title: Ocho Middle School - Renovations
Project ID: 9015MS08237
Planning Zone: South Area
Project Type: Safety, Security, and Environmental

	Total	Prior FY	FY2014	FY2015	FY2016	FY2017	FY2018	FY2019
Land Acquisition								
Planning & Design								
Construction	\$650,000						\$300,000	
Furniture & Equipment								
Other								
Total	\$650,000						\$300,000	

Construction includes Site Development
 Other includes CP projects, Logos, Portables, Project Contingency, Training, etc.

Project Description
 Ocho Middle School's Compensable Renovations to include:
 *Boy's Locker Room Renovations - \$500,000
 *Additional Classroom - \$150,000
 *Computer Lab - \$200,000
 *Furniture - \$100,000

Justification

Project Status:
 Design Start Date:
 Construction Start Date:
 Scheduled Open Date:

Coordination

**Excerpts from 2015-2019 Public School
Capital Improvement Program**

INDIAN LEBER COUNTY SCHOOLS DISTRICT

2014 - 2015 Worksheet

Other/Additional Revenue	\$1,081,100	\$1,081,340	\$1,082,060	\$1,084,308	\$1,086,998	\$5,416,386
Total Additional Revenue	\$1,156,083	\$1,158,323	\$1,167,042	\$1,159,281	\$1,168,071	\$5,780,918
Total Available Revenue	\$500,000	\$3,000,000	\$3,000,000	\$1,380,000	\$4,250,000	\$12,050,000

Project Schedules

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	Total	Funded
Classroom Building Addition to School to increase permanent capacity to 750 student stations. Addition of 191 student stations.	CITRUS ELEMENTARY	Planned Cost	\$500,000	\$3,000,000	\$0	\$0	\$0	\$3,500,000	Yes
		Student Stations:	0	0	191	0	0	191	
		Total Classrooms:	0	0	13	0	0	13	
		Gross Sq Ft:	0	0	24,896	0	0	24,896	

Planned Cost:	\$500,000	\$3,000,000	\$0	\$0	\$0	\$3,500,000
Student Stations:	0	0	191	0	0	191
Total Classrooms:	0	0	13	0	0	13
Gross Sq Ft:	0	0	24,896	0	0	24,896

Other Project Schedules

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2014 Actual Budget	2015 Projected	2016 - 2017 Projected	2017 - 2018 Projected	2018 - 2019 Projected	Total	Funded
Cafeteria Renovation to existing cafeteria building	SEBASTIAN RIVER MIDDLE	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000	Yes
Renovations/Improvements to include: *Boys Locker Room Renovations *Additional Classroom *Computer Lab *Firewalls	OSLO MIDDLE	\$0	\$0	\$0	\$950,000	\$0	\$950,000	Yes
Traffic Improvements	PELICAN ISLAND ELEMENTARY	\$0	\$0	\$0	\$350,000	\$0	\$350,000	Yes
Gym Locker Room Renovations	SEBASTIAN RIVER SENIOR HIGH	\$0	\$0	\$0	\$0	\$1,500,000	\$1,500,000	Yes

**Excerpts from 2015-2019 Public School
Capital Improvement Program**

INDIAN RIVER COUNTY SCHOOL DISTRICT

2014 - 2015 Work Plan

Long Range Planning

Ten-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6-10 beyond the projects plans detailed in the five years covered by the work plan.

Project	2018 - 2019 / 2023 - 2024 Projected Cost
Capital Maintenance	\$5,000,000
Minor Projects/Energy Optimization	\$7,800,000
ADA Compliance	\$2,800,000
Technology Upgrades	\$5,000,000
Health & Safety	\$5,000,000
HVAC	\$7,500,000
	\$32,600,000

Ten-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 5 years beyond the 5-year district facilities work program.

Project	Location, Community Quonset or other general location	2018 - 2019 / 2023 - 2024 Projected Cost
Elementary "C"	TBD	\$20,000,000
		\$20,000,000

Ten-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projects	FISH Student Stations	Actual 2013 - 2014 FISH Capacity	Actual 2013 - 2014 COFTE	Actual 2013 - 2014 Utilization	Actual 2014 - 2015 / 2023 - 2024 new Student Capacity to be added/removed	Projected 2023 - 2024 COFTE	Projected 2023 - 2024 Utilization
Elementary - District Totals	10,777	10,777	7,322.47	67.94 %	750	8,085	70.14 %
Middle - District Totals	5,513	4,960	3,827.18	73.15 %	0	3,853	77.68 %
High - District Totals	7,958	7,680	4,536.78	60.01 %	0	4,588	60.82 %
Other - EBE, etc	408	408	108.65	26.72 %	0	96	23.28 %
	24,657	23,785	15,895.28	66.79 %	750	16,621	68.91 %