

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

The Indian River County Public School Planning Staff Working Group (PSPSWG) met on Friday, February 5, 2016, 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 included: **Stan Boling**, Director, IRC Community Development Department; **Jason Nunemaker**, City Manager, City of Fellsmere (arrived at approximately 10:22 a.m.); **Robert Stabe**, Town Manager, Town of Indian River Shores; **Scott Sanders**, School District Director of Facilities Planning and Construction; **Cheri Fitzgerald**, City of Vero Beach, and; **Dorri Bosworth**, City of Sebastian.

Those Absent included: **Carter Morrison**, School Board

Staff Present included: **Phil Matson**, MPO Staff Director, and; **Lisa Hill**, Recording Secretary, Commissioner Assistant.

**Call to Order**

Mr. Stan Boling, IRC Community Development Director, called the meeting to order at 10:04 a.m. at which time it was determined there was a quorum present.

**Approval of Minutes of February 6, 2015**

**ON MOTION by Mr. Stabe, SECONDED by Mr. Sanders, the Minutes of February 6, 2015, were unanimously (5-0) approved as presented.**

**Approval of Minutes of March 20, 2015**

**ON MOTION by Mr. Sanders, SECONDED by Mr. Stabe, the Minutes of March 20, 2015, were unanimously (5-0) approved as presented.**

**Review of 2014/2015 School Concurrency Assessment Report and Excerpts from the Work Plan**

Mr. Boling reviewed the 2014/2015 School Concurrency Assessment Report and Excerpts from the Work Plan included in the agenda packet and on file in the Board of County Commission Office. Lengthy discussions ensued regarding issues and/or questions related to the School Concurrency review process or the information exchanged. Highlighted discussion items included:

- Student Capacity Changes for Schools with Attendance Zones include class room additions for Citrus Elementary. The class room addition is

currently under construction and will provide increased permanent student station capacity to the school system at the elementary school level.

- Trends in housing development and home permits were reviewed and show an increase in residential permits. Some of the permits are for construction of new homes on existing lots. Residential permitting has increased over the past several months.
- Current and long-term capacity is available at all schools in Indian River County.

Discussion ensued regarding the capacity calculations which do not include the VPK program, virtual students and dual enrollment. Mr. Boling explained that regulatory capacity for school concurrency purposes and programmatic capacity are calculated differently.

### **Maintenance of Adopted Level of Service**

Phil Matson, MPO Staff Director, gave an overview of future planning efforts and projections of where growth is anticipated to occur through the year 2020. A parcel based model was used to show where lots are developed and those that are available for development. Using this method, it shows the areas where growth has been increasing and where it is anticipated in the future. He advised that the method utilized building permits only, so the demographics of the residents and whether or not they have school-aged children is not shown in the model.

Mr. Boling advised that many of the larger homebuilders are picking up vacant lots and developing them which would not add to the number of new lots in the County subject to a school concurrency review. Referring to the chart of Historic Residential Building Permit Activity (unincorporated Indian River County) provided by Mr. Matson and available in the records at the Board of County Commission Office, Mr. Boling stated that it shows the number of dwelling units is increasing to being close to the baseline level. He cautioned that this also does not include demographic information on the number of school children coming from these dwelling units.

Jason Nunemaker of the City of Fellsmere arrived during this discussion around 10:22 a.m.

Mr. Nunemaker advised that Fellsmere is not seeing an increase in dwelling units but has increased the number of agricultural uses. Many of the residents moving into Fellsmere are newly retired without children.

Ms. Bosworth pointed out that the proposed improvements by the Florida Department of Transportation to Route 510 may allow for the development of the lots in three previously recorded subdivisions in Sebastian.

The members discussed the needs for the next five years which includes possible temporary classrooms at the middle school level for additional capacity. The

baseline was also discussed and how a possible refinancing situation would allow for the Citrus Bowl and Beachland Elementary School to have planned improvements completed earlier than anticipated in the five year plan.

Discussion included whether charter schools could utilize the public school facilities and vice versa. It was noted that the building code for public schools is more stringent and that any changes in the SREF building code re mandated to be applied to public schools, but are not required of charter schools. The members discussed that legislation would be needed through the State Legislature to change the SREF building code improvement requirement.

### **Review of Age-Restricted Community Exemption**

Mr. Boling reviewed the requirements for the age-restricted community exemptions from school concurrency review and payment of school impact fees which require covenants be recorded with the restrictions of no one under the age of 18 allowed to reside in the community so there is no impact to schools. Additionally, no school impact fees can be charged to developers of such permanently recorded age-restricted communities under Florida case law.

### **Next Meeting**

The next meeting of the PPSWG will be on Friday March 18, 2016 at 10:00 a.m.

### **Adjournment**

There being no further business, the meeting adjourned at 10:45 a.m.