



PUBLIC SCHOOL PLANNING STAFF WORKING GROUP (PSPSWG)

Stan Boling, Indian River County
Jason Nunemaker, City of Fellsmere
Robert Stabe, Town of Indian River Shores
Nicholas Westenberger, 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 3, 2017**, in Conference Room A1-411 of the County Administration Building "A", 1801 27th Street, Vero Beach.

AGENDA

1. Approval of minutes from March 17, 2016 Meeting [attached]
2. Review of 2015/2016 school concurrency assessment report and excerpts from latest 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 17, 2017 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**

The Indian River County Public School Planning Staff Working Group (PSPSWG) met on Friday, March 18, 2016, 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 included: **Stan Boling**, Director, IRC Community Development Department; **Robert Stabe**, Town Manager, Town of Indian River Shores; **Scott Sanders**, School District Director of Facilities Planning and Construction, and ; **Timothy McGarry** via Conference Call, City of Vero Beach.

Those Absent included: **Dorri Bosworth**, City of Sebastian; **Jason Nunemaker**, City Manager, City of Fellsmere; **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 10:07 a.m. at which time it was determined there was a quorum present.

Approval of Minutes of February 5, 2016

ON MOTION by Mr. Sanders, SECONDED by Mr. Stabe, the Minutes of February 5, 2016, were unanimously (4-0) approved as presented.

Review of Draft Annual School Concurrency Assessment Report for 2015-2016

Mr. Boling reviewed the Draft Annual School Concurrency Assessment Report for 2015-2016. The full Draft report is filed and available at the Board of County Commissions. Highlighted discussion items included:

- The recently proposed Sebastian Middle School addition to provide a new wing to replace six portable classrooms. This project is shown in the five year plan, but capacity has not been approved yet by the Department of Education. However, it is being viewed as a capacity concern. Mr. Boling noted that the increase needs to be clarified on page 5 of the report and that the column heading in Table 1 should be changed from "Net Change" to "Permanent Capacity Change".
- Mr. Stabe discussed the amount of development in Indian River Shores and other areas of the County and the impact on the capacity needs. It was noted that many of the new constructions are actually new homes replacing older homes that have been razed, therefore, they do not increase capacity needs. Mr. McGarry indicated that there are 58 units in development in the City and the large Heritage Reserve project may move forward at some point.

- Mr. Boling discussed high school available capacity which shows that there is only one student available capacity for Vero Beach High School, but that the adjacent Sebastian River High service area has sufficient capacity to cover the overall needs of the County. Mr. Sanders indicated that if additional capacity is needed a portable classroom(s) can be added to Vero Beach High rather than looking into redistricting the students. Redistricting would be considered only when and if necessary. Mr. Matson stated that concurrency certificates are vested in the development regardless of when the development actually moves forward.

ON MOTION by Mr. Sanders, SECONDED by Mr. Stabe, the Draft Annual School Concurrency Assessment Report for 2015-2016, was unanimously (5-0) approved with the noted changes to page 5 of the report.

Update on School Projects

Mr. Sanders discussed the progress being made to improvements at Citrus Elementary School which will be completed at the end of the school year and ready for the beginning of the 2016-2017 school year. He added that there is a financial package that will fund the Citrus Bowl's new seating and provide ADA compatibility and the project at Beachland Elementary School which includes a new cafeteria and a new, two-story wing. These projects will be bid in April and it is hoped to get a contractor on board in July 2016. In response to a question about any changes to the concession stands at the Citrus Bowl, Mr. Sanders stated that the concessions will stay in the same location, but the improvements include maintenance upgrades, two new locker rooms and improvements to the bathroom facilities.

Others Matters

Mr. Boling stated that the Bridgewater subdivision on State Route 60 went through the school concurrency process and it was determined that there was not capacity available at the districted high school, but that it was available at the adjacent high school. Mr. Boling suggested that the form used for concurrency capacity be amended to provide a check box for that type of situation. He stated that because the capacity is so low at Vero Beach High School, other subdivisions seeking school concurrency will also be relying on Sebastian High School's available capacity.

Mr. Boling brought up some legislation that was proposed to allow parents to move their children across county lines to a school with capacity. Mr. Sanders stated that he had heard about the proposal, but did not know more details. However, he was scheduled to attend a webinar on the subject and will provide an update when he finds out more information.

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: Members of the Public School Planning Staff Working Group

FROM: Stan Boling, ^{MS}AICP; Community Development Director

DATE: January 27, 2017

SUBJECT: Review of 2015-2016 School Concurrency Assessment Report and Excerpts from Latest Work Plan

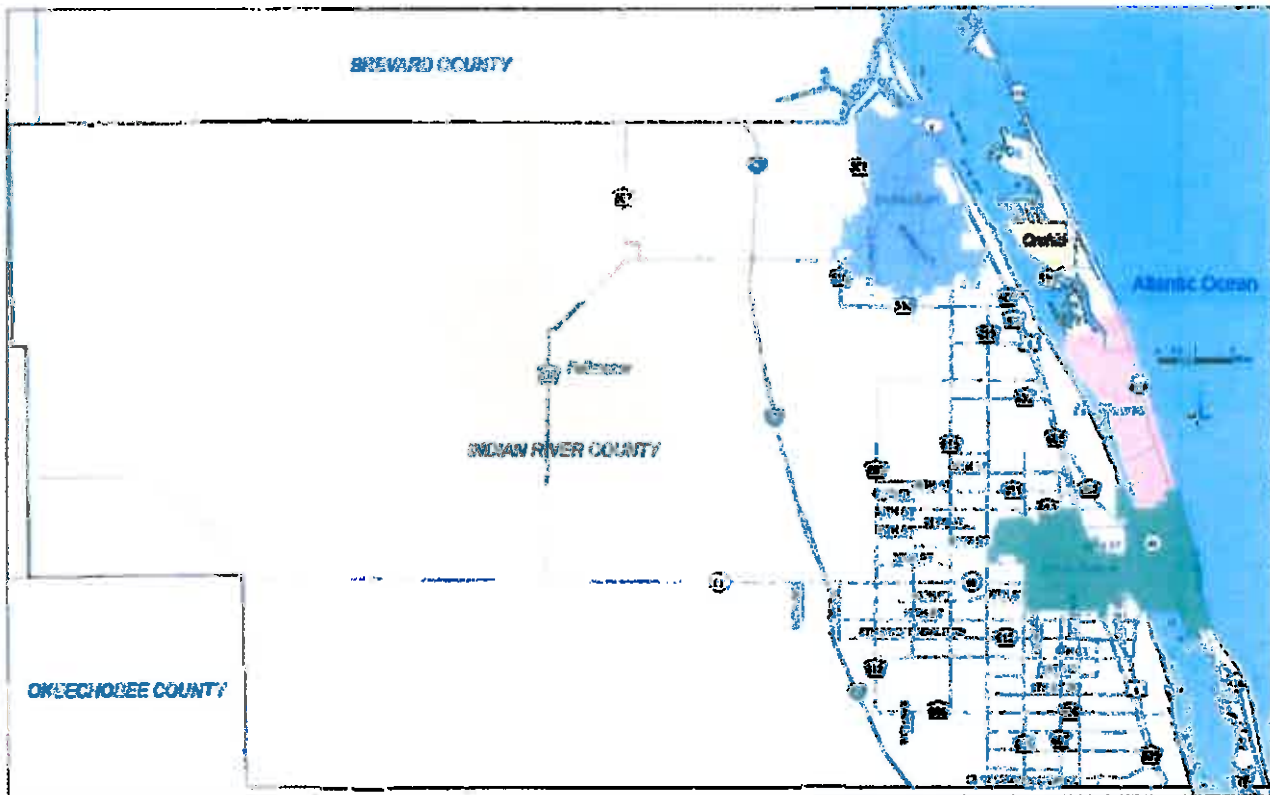
Attached is the 2015-2016 Annual School Concurrency Assessment report with excerpts from the latest school work plan. These items will be discussed at the February 3, 2017 Public School Planning Staff Working Group meeting as part of the Group's task to update information for the 2016-2017 draft report.

Attachment: 2015-2016 Annual Report with Current School Work Plan Excerpts

INDIAN RIVER COUNTY Annual School Concurrency Assessment Report for 2015-2016



Citrus Elementary School Expansion



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



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Attachment:

Adopted 2017-2021 Capital Improvement Project Summary (5 Year Facilities Plan) & Excerpts

**Indian River County
Annual School Concurrency Assessment Report for 2015-2016**

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

Elementary School Capacity:	+ 288 in 2016 (Citrus Elementary School) + 107 in 2017 (Beachland Elementary School)
Middle School Capacity:	0 during 2017-2021
High School Capacity:	0 during 2017-2021

Table 1

Permanent Student Station Capacity Changes during First 3 Years of Proposed 2017-2021 5 Year Facilities Plan

Existing Schools	New Schools	Additions/ Major Renovations	Closures	Net Change	Year
Citrus Elementary		Classroom Addition		+288	2016
Beachland Elementary		Classroom Addition		+107	2017

Student capacity data for schools including magnet and pre-K facilities are provided on page 10 of this report.

• DEMAND CHANGES

ENROLLMENT

In 2016, district-wide student enrollment increased by 174 students; that follows an increase of 42 students in 2015. Student enrollment data shown for 2015 and 2016 in tables 2, 3, 4, and 5 below reflect October FTE counts and vary from the state forecasts which includes the average of the Oct/Feb counts.

**Table 2
Historic Actual School Enrollment 2005-2016**

Year	K-5	Middle	High	Other (VPK, ALT ED, WAB, FLVS)	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
*2015	7,358	3,491	4,710	273	15,832	42
*2016	7,394	3,535	4,794	283	16,006	174

*Table 2 shows actual enrollment for 2015 and 2016 from the October FTE counts and includes VPK. *Tables 3, 4, and 5 show actual enrollment for 2015 and 2016 from the October FTE counts; and DOE COFTE (June 23, 2015) forecasted figures for 2017 through 2021.

Table 3

Elementary School K-5 Total Enrollment & Net Change 2015-2021

*2015	7,358	+17
*2016	7,394	+36
2017	7,268	-126
2018	7,148	-120
2019	7,075	-73
2020	7,052	-23
2021	7,051	-1

For the elementary school enrollment forecast, the DOE projections show that there will be a decline in elementary growth in the next 5 years between 2017 and 2021. The actual elementary school enrollment of 7,394 for 2016 was 88 students *higher* than the Florida Department of Education (DOE) COFTE forecast of 7,306 for 2015-16 grades K-5.

Table 4

Middle School 6-8 Total Enrollment & Net Change 2015-2021

*2015	3,491	-68
*2016	3,535	+44
2017	3,638	+103
2018	3,751	+113
2019	3,763	+13
2020	3,701	-62
2021	3,655	-46

For the middle school enrollment forecast, the DOE projections show that in the next 5 years there will be moderate middle school growth between 2017 and 2021. The actual middle school enrollment of 3,535 for 2016 was 20 students *higher* than the Florida Department of Education (DOE) COFTE forecast of 3,515 for 2015-16 grades 6-8.

Table 5

High School 9-12 Total Enrollment & Net Change 2015-2021

*2015	4,710	+40
*2016	4,794	+84
2017	4,651	-143
2018	4,640	-11
2019	4,691	+51
2020	4,771	+80
2021	4,851	+80

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 decline and then an increase in high school growth between 2017 and 2021. The actual enrollment of 4,794 for 2016 was 169 students *higher* than the Florida Department of Education (DOE) COFTE forecast of 4,625 for 2015-16 grades 9-12.

The Districts overall actual 2016 enrollment in elementary, middle and high school levels based on the October 2015 FTE was 277 students higher than the Florida Department of Education (DOE) 2015-16 projected forecast. Although the DOE enrollment forecast predicts a decrease in elementary school enrollment and an increase in middle school enrollment, the overall enrollment projection remains flat through 2021.

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	15,524***	Not Available

*2010 US Census

** March 2013 BEBR medium projections

*** DOE COFTE (June 23, 2015) forecast

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	625 units
2014/2015	783 units
2015/2016	1,003 units

2015/2016 New Residential Units Permitted

Month	Vero Beach	Fellsmere	IR Co.	IR Shores	Sebastian	Total
July 2015	1	0	65	5	5	76
August 2015	0	0	41	6	11	58
September 2015	2	0	59	1	18	80
October 2015	5	0	39	2	22	68
November 2015	1	0	40	4	20	65
December 2015	1	0	51	4	22	78
January 2016	14	0	77	5	7	103
February 2016	1	0	80	5	14	100
March 2016	3	0	92	2	23	120
April 2016	2	0	65	2	22	100
May 2016	2	0	62	2	10	96
June 2016	1	0	68	3	16	106
TOTALS	33	0	739	41	190	1,003

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. 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	107	650	467	0	467	183
Citrus ES	556	288	844	743	0	743	101
Dodgertown ES	584	0	584	484	0	484	100
Fellsmere ES	787	0	787	655	0	655	132
Glendale ES	612	0	612	561	0	561	51
Highlands ES	619	0	619	496	0	496	123
Pelican Island ES	573	0	573	425	0	425	148
Sebastian ES	637	0	637	522	0	522	115
Treasure Coast ES	799	0	799	669	0	669	130
Vero Beach ES	796	0	796	734	0	734	62
Gifford MS	1,022	0	1,022	831	0	831	191
Oslo MS	1,026	0	1,026	828	0	828	198
Sebastian MS	996	0	996	970	0	970	26
Storm Grove MS	1,244	0	1,244	906	0	906	338
Sebastian HS	2,318	0	2,318	1,877	0	1,877	441
Vero Beach HS	2,918	0	2,918	2,917	0	2,917	1

*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.

Note: Current Enrollment does not include voluntary Pre-K students.

- SERVICE AREA BOUNDARY CHANGES

During the 2015-2016 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 2015, the projected 5 year expenditures were \$26,976,309 for new construction and remodeling projects. It is anticipated that the 2017-2021 facilities plan may reflect a slight increase in revenues and expenditures.

Capacity Producing Projects

Capacity Enhancement Projects	Capacity Added	Estimated Completion
Citrus Elementary School Classroom Addition	288	2016
Beachland Elementary School Classroom Addition	107	2017

This project is reflected in the School District's 5 year school facilities plan.

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 90% utilization based on a high enrollment forecast.

Districtwide, the projected LOS at all grade levels is expected to be below 100% utilization through 2021. 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	7,517	8,272	91%	3,491	4,289	81%	4,710	5,236	90%
**2016	7,553	8,272	91%	3,535	4,288	82%	4,794	5,236	91%
2017	7,427	8,560	87%	3,638	4,288	85%	4,651	5,236	89%
2018	7,307	8,667	85%	3,750	4,288	87%	4,640	5,236	89%
2019	7,234	8,667	85%	3,763	4,288	88%	4,691	5,236	90%
2020	7,211	8,667	84%	3,701	4,288	86%	4,771	5,236	91%
2021	7,210	8,667	84%	3,655	4,488	81%	4,851	5,236	93%

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

**2016 - Actual October 2015 FTE enrollment (including VPK) / Actual FISH capacity.

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	5,722	6,506	88%	3,491	4,289	81%	4,710	5,236	90%
**2016	5,756	6,506	88%	3,535	4,288	82%	4,794	5,236	91%
2017	5,630	6,794	83%	3,638	4,288	85%	4,651	5,236	89%
2018	5,510	6,901	81%	3,750	4,288	87%	4,640	5,236	89%
2019	5,437	6,901	80%	3,763	4,288	88%	4,691	5,236	90%
2020	5,414	6,901	80%	3,701	4,288	86%	4,771	5,236	91%
2021	5,413	6,901	80%	3,655	4,488	81%	4,851	5,236	93%

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

**2016 - Actual October 2015 FTE enrollment (excluding Magnet & VPK) / Actual FISH capacity.

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 2015-2016

During the last year, a number of new residential land use/rezoning changes or development projects have been proposed or approved. Consequently, a number of SCADLs have been required or issued, and twenty-five (41) were required or issued during the 2015/2016 period.

Conditional SCADLs

Conditional SCADLs are issued for new residential development plans and for rezoning that increase potential residential development. For the 2015-2016 period, the school district issued twenty-five (41) conditional SCADLs and zero (0) exempt SCADLs, shown below for the projects/requests. Exemptions are determined for deed-restricted/age-restricted projects and projects generating no permanent residents.

Project Name	Address/Location	MF Units	SF Units	TH Units	Request
Provence Bay	330, 322, 314, 306, 367 & 375 Monaco Place 1062 & 1054 Normandle Way	8			
Sandy Lane (FKA 790 A1A Residential PD)	790 Highway A1A		8		
Every Dream Has a Price 38th PL Duplex	1855 & 1856 38th Place	2			
Arcadia Residential Subdivision (fka Vero Village)	6355 & 6375 37th Street		79		
Villas at Three Oaks	7461 Oakridge Place	2			
Surf Club	4700 Highway A1A			11	
SJRT Real Estate Holdings, LLC	724 Lantana Lane (increase from 7.4 units to 11.1 units)	3.7			
River Village Estates Single-Family (Tract A-Grand Harbor Plat 26)	5085 South Harbor Drive		25		
1745 SR 60, LLC	1745 20th Street	6			
Villas at Three Oaks	7438 Oakridge Place	2			
Villas at Three Oaks	7443, 7449, 7455 Oakridge Place	3			
Lakes at Waterway Village	5192 & 5194 Kipper Way	2			
Villas at Three Oaks	7491 Oakridge Place	2			
The Willows	7316 16th Street		92		
Provence Bay	1041 & 1049 Normandle Way	2			
Villas at Three Oaks	7479 & 7485 Oakridge Place	2			
Villas at Three Oaks	7492 & 7498 Oakridge Place	2			
Foxwood Townhomes	2755, 2805, 2855 & 2905 65th Drive			20	
Villas at Three Oaks	7473, 7479 & 7485 Oakcrest Lane	3			
Provence Bay	335, 343, 351 & 359 Monaco Place	4			
Villas at Three Oaks	1819 & 1825 Red Oaks Terrace	2			
Bridgehampton	4900 20 th Street		62		
21 Royal Club	21 Royal Palm Pointe	4			
Provence Bay	274, 282, 290, 298 Monaco Place	4			
Lakes at Waterway Village	5170, 5180, 5181, 5187 Longhorn Drive	4			
Villas at Three Oaks	1935, 1945 Chestnut Terrace	2			
Bridgepointe	4600 Indian River Boulevard	3			
Osprey Village/Harbor Course Golf Hole #3	5250 Indian River Boulevard	56			
Bridgepointe	4600 Indian River Boulevard	2			
Provence Bay	303, 311, 319, 327 Monaco Place	4			
Villas at Three Oaks	7408, 7414, 7455, 7461 Great Oak Place	4			

Project Name	Address/Location	MF Units	SF Units	TH Units	Request
Villas at Three Oaks	7479, 7485 Great Oak Place	2			
Southampton	1205 & 1245 11 th Avenue		56		
Villas at Three Oaks	1862, 1868 Oak Grove Court	2			
Verona Trace	98 th Avenue	239	93		
Provence Bay	271, 279, 287, 295 Monaco Place	4			
City of Fellsmere Form Based Code	All Commercial Corridors In City	4,812	1,203		
Provence Bay	1096, 1088, 1080, 1072 Cheval Drive	4			
"Osprey Village"/Harbor Course Golf Hole #3 (Luther East Parcel/Pod Ia)	5250 Indian River Blvd			8	
Provence Bay	1093, 1101, 1109, Cheval Drive	3			
Provence Bay	1128, 1120, 1112, 1104 Cheval Drive	4			

*Note: Request for land use change only - no development plan approval requested.

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 2015/2016 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. Although currently there is essentially no available permanent student station capacity at Vero Beach High School, there is a significant amount of permanent student station capacity in the adjacent Sebastian River High School service area. Consequently, adequate available capacity for high schools exists for school concurrency purposes.

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Adopted 2017-2021 Capital Improvement Program Summary (5 Year Facilities Plan) & Excerpts

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

Summary of Capital Improvement Program

Project	Total	Prior to 2017	FY 2017 - FY 2021	2016- 2017	2017- 2018	2018- 2019	2019- 2020	2020- 2021
New Construction								
New Construction and Additions								
Beachwood New Culture and Community Addition	5,020,000	5,020,000						
Subtotal New Construction and Additions	5,020,000	5,020,000	0					
Subtotal New Construction	5,020,000	5,020,000	0					
Comprehensive Needs								
Moderations & Replacements								
VMS - Glass Bowl Pavilion	5,315,000	5,315,000						
Subtotal Moderations & Replacements	5,315,000	5,315,000	0					
Subtotal Comprehensive Needs	5,315,000	5,315,000	0					
Other Items								
Capital Maintenance								
Building Improvements/Restoration - Districtwide	3,682,120	0	3,682,120	615,000	222,120	276,000	2,569,000	
Capital Maintenance	3,953,000	0	3,953,000	757,150	747,180	582,180	622,160	832,160
Chiller Replacement	2,840,160	0	2,840,160	105,000	400,000	158,000	180,160	1,537,060
Flooring	1,081,960	0	1,081,960	333,317	728,643	380,000	363,000	200,000
HVAC Repair and Replace	3,822,800	0	3,822,800	200,000	688,500		500,000	1,863,175
Painting/Weatherproofing - Districtwide	2,467,000	0	2,467,000		50,000		627,000	1,790,000
Paint, Covers & Siderails - Districtwide	1,306,140	0	1,306,140	616,140	270,000	100,000	100,000	260,000
Roofing - Districtwide	4,187,087	0	4,187,087	278,456	853,748	1,050,000	745,000	1,801,883
Site Improvements - C&W	1,463,368	0	1,463,368	400,000	215,000	376,268	153,000	280,000
Subtotal Capital Maintenance	25,880,175	0	25,880,175	3,241,876	4,013,832	3,267,348	3,896,320	8,073,488
Safety, Security, and Environmental								
ADA Compliance Districtwide	490,000	0	490,000	228,000	51,000		150,000	
Dodge/Corn Elementary Roof Replacement	357,815	0	357,815				357,815	

Indian Hill County Public Schools

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Project	Total	Prior to 2017	FY 2017 - FY 2021	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
Felton Elementary - HVAC 700 Wing	400,000	0	400,000	400,000				
Gallop Middle School Roof Replacement	1,600,000	0	1,600,000				600,000	1,000,000
Health & Life Safety	7,823,016	0	7,823,016	1,708,027	1,238,653	1,712,437	1,534,100	1,670,409
HVAC Lighting Renovations	3,600,000	0	3,600,000			2,100,000	1,500,000	
Oak Middle - Lockers Renovation	854,176	0	854,176		300,000	424,176		
Playground Equipment	1,700,000	0	1,700,000	350,000	350,000	385,000	350,000	350,000
Sebastian High School - Ops Locker Room Renovation	1,500,000	0	1,500,000			1,500,000		
VHS - Prepress Learning Center Locker/Entrance Renovation	2,076,733	0	2,076,733	500,000	1,576,733			
Webster School HVAC Renovation	381,500	0	381,500		381,500			
Subtotal Safety, Security, and Environmental Relocatables	21,300,774	0	21,300,774	3,241,527	4,454,782	2,211,637	4,624,100	3,810,436
Relocatable Losses	4,000,000	0	4,000,000	800,000	800,000	600,000	500,000	800,000
Subtotal Relocatables	4,000,000	0	4,000,000	800,000	800,000	600,000	500,000	800,000
Educational Technology								
Class Technology	2,500,000	0	2,500,000	500,000	600,000	600,000	500,000	500,000
Subtotal Educational Technology	2,500,000	0	2,500,000	500,000	600,000	600,000	500,000	500,000
Furniture & Equipment								
Furniture, Fixtures & Equipment DW	1,325,000	0	1,325,000	250,000	250,000	250,000	325,000	250,000
Pedestrian Aid Allocation Districtwide	125,000	0	125,000	25,000		25,000	50,000	25,000
School Buses/Vehicles	6,600,000	0	6,600,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Subtotal Furniture & Equipment	7,850,000	0	7,850,000	1,575,000	1,550,000	1,575,000	1,675,000	1,625,000
Subtotal Other Items	61,040,400	0	61,040,400	3,250,500	10,007,784	12,284,172	18,593,219	14,905,834
Total Projects	74,395,219	12,310,000	62,085,219	8,383,500	10,907,784	12,284,172	13,595,219	14,985,834

Project Title : Beachland New Cafeteria and Classroom Ad	Project Type : New Construction and Additions
Project ID : 0018ES99061	
Planning Zone :	

Funding

	Total	Prior FY	FY2016	FY2017	FY2018	FY2019	FY2020	FY2021
Land Acquisition								
Planning & Design	\$500,000	\$300,000	\$200,000					
Construction	\$7,400,000		\$7,400,000					
Furniture & Equipment								
Other								
Total	\$8,000,000	\$300,000	\$7,700,000					

Construction includes Site Development

Other includes CIP projects, Legal, Portables, Project Contingency, Testing, etc.

Project Description

Demolition of Buildings 1,2,3,4 & 5. Construction of a new cafeteria building and new 16 classroom building addition on the Beachland School campus, bringing the total permanent student station capacity to 650 and eliminating portables.

Add capacity

Student Stations After Project: 0
 Capacity Before: 543
 Capacity After: 650

Project Status: Planning
 Design Start Date: 2015
 Construction Start Date: 2016
 Scheduled Open Date: 2017

Justification

Coordination

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Project Title : Citrus Elementary School Expansion	Project Type : New Construction and Additions
Project ID : S012ES9C014	
Funding Zone : South Area	

Funding

	Total	Prior FY	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Land Acquisition								
Planning & Design	\$527,234	\$527,234						
Construction	\$3,631,676	\$3,914,652	\$300,000	\$4,167,813				
Furniture & Equipment								
Other								
Total	\$4,158,910	\$4,441,886	\$300,000	\$4,167,813				
Construction includes Site Development		Other includes CIP projects, Legal, Portables, Project Contingency, Testing, etc.						

Project Description

Addition of a New Classroom Building consisting of 16 classroom. The new classroom building will add PERMANENT student stations to replace temporary portable space as per the June 2013 Educational Facilities Survey 95/Version 1. Phase I will consist of relocation of the chiller plant. Phase II will consist construction of a new cafeteria building and demolition of existing cafeteria. Phase III will consist of addition of a classroom building.

Added capacity in use Fall 2016

Student Stations After Project: 288
 Capacity Before: 556
 Capacity After: 844

Project Status: Under Construction
 Design Start Date: 2013
 Construction Start Date: 2014
 Scheduled Open Date: 2018

Justification

To alleviate overcrowding and replace temporary portables with permanent classroom space.

Coordination

Design Start Date 7/01/13. Cafeteria construction start Fall 2014 - ready for occupancy fall of 2015. Classroom addition construction start date summer 2015 - ready for occupancy fall of 2016.

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Project Title : Sebastian River Middle School Expansion **Project Type :** New Construction and Additions
Project ID : 9018MS99017
Planning Zone : North Area

Funding

	Total	Prior FY	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Land Acquisition								
Planning & Design	\$123,000						\$108,000	
Construction	\$9,600,000							\$9,492,000
Furniture & Equipment								
Other								
Total	\$9,723,000						\$109,000	\$9,614,000

Construction includes Site Development Other includes CIP projects, Legal, Portables, Project Contingency, Testing, etc.

Project Description

Addition of a new classroom building to replace temporary portable space currently housing students (8 to 10 classroom addition).

Replace capacity

Project Status

Design Start Date : 2019
 Construction Start Date : 2019
 Scheduled Open Date : 2020

Justification

To alleviate overcrowding and replace temporary portables with permanent classroom space.

Coordination

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Project Title : Relocatable Leasing Project Type : Relocatables
 Project ID : 9000DS99023
 Planning Zone : County-wide

Funding

	Total	Prior FY	FY2015	FY2016	FY2017	FY2018	FY2019	FY2020
Land Acquisition								
Planning & Design								
Construction								
Furniture & Equipment								
Other	\$4,888,811			\$828,811	\$1,000,000	\$1,000,000	\$1,000,000	\$1,070,000
Total	\$4,888,811			\$828,811	\$1,000,000	\$1,000,000	\$1,000,000	\$1,070,000

Construction includes Site Development Other includes CIP projects, Legal, Port/Mar, Project Contingency, Testing, etc.

Project Description

Funds will be used to lease relocatables needed for additional teaching units, program capacity, pre-K programs, building and HVAC renovations, and other appropriate uses.

Capacity as needed

Project Status: On-going
 Design Start Date :
 Construction Start Date :
 Scheduled Open Date :

Justification

Relocatables fill temporary needs that allow avoidance of unnecessary, permanent construction.

Coordination

Placement of relocatables will be coordinated with school, maintenance and building department staff.

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