



**PUBLIC SCHOOL PLANNING STAFF WORKING GROUP (PSPSWG)
Meeting #2 for 2017**

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, March 17, 2017**, in Conference Room A1-411 of the County Administration Building "A", 1801 27th Street, Vero Beach.

AGENDA

1. Approval of minutes from February 3, 2017 Meeting [attached]
2. Review of Draft Annual School Concurrency Assessment Report for 2016-2017 [attached]
3. Update on school projects
4. Other matters
5. 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, February 3, 2017, 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; **Dorri Bosworth**, City of Sebastian; **Jason Nunemaker**, City Manager, City of Fellsmere; **Nick Westenberger**, School District Director of Facilities Planning and Construction, and ; **Cheri Fitzgerald for Timothy McGarry** via Conference Call, City of Vero Beach.

Staff Present included: **Phil Matson**, MPO Staff Director, **Michelle Simons**, Indian River County School District and; **Lisa Hill**, Recording Secretary, Commissioner Assistant.

Call to Order

Mr. Stan Boling, IRC Community Development Director, called the meeting to order at 10:01 a.m. at which time it was determined there was a quorum present.

Approval of Minutes of March 17, 2016

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

Review of Draft Annual School Concurrency Assessment Report for 2016-2017

Mr. Boling reviewed the Draft Annual School Concurrency Assessment Report for 2016-2017. The full Draft report is filed and available at the Board of County Commissions. Highlighted discussion items included:

- Mr. Boling reviewed the concurrency report which indicates that Vero Beach High is very close to capacity, but that the adjacent Sebastian River High service area has sufficient capacity to cover the overall needs of the County with respect to high school concurrency capacity.
- Ms. Bosworth questioned how capacity can be met through utilizing other school's capacity. Mr. Boling stated that the service area or attendance zone could be changed, temporary capacity such as portables could be added and then additional permanent capacity can be planned in the future. The report provides notice that there may be capacity issues in the near future.
- Ms. Bosworth asked how the new legislation that allows for the transferring of students across jurisdiction lines would be taken into account related to capacity. It was noted that the legislation will be implemented with the 2017/18 school year and there is some expectation that there will be requests from the Grant, Micco or Palm Bay area for students that may want to come to high school in Indian River County. The group determined that information on any out-of-jurisdiction transfers would be monitored to be identified in the

next report. [NOTE: On February 16, 2017, information on the recently adopted Indian River County School District Policy on school choice was forwarded to staff working group members; copy attached.]

- There was discussion on the impact fees and the collection of same on the ability to provide school capacity funding, especially in regard to the out-of-jurisdiction student transfer impacts.
- Potential new developments were discussed for all areas of the County to determine any impact on school demand and capacity. Mr. Boling advised that there has been a population growth in the County and that development has increased, but much of the population growth has come from development on pre-existing lots. Mr. Matson presented an analysis of the growing geographic sub-areas of the County's existing vacant parcels model and a map, which shows where growth is projected to occur over the next five years. The model does not specifically show growth in just school children, but for the population as a whole.
- Ms. Simons reported on the enrollment data of the schools. She indicated that the overall enrollment has remained the same as the previous year. Vero Beach Elementary and middle schools are heavily enrolled, but the overall enrollment for the County remains flat.

Update on School Projects

Mr. Matson noted that discussions regarding impact fees will be forthcoming and input will be needed from the school district.

Capacity projects were discussed, including the demolition and reconstruction at Beachland Elementary, which includes a new cafeteria and a new, two-story wing, HVAC, roofing and other similar projects, do not specifically add capacity, but allow for the continued use of facilities.

Non-Capacity projects were also discussed and includes school buses, cafeteria improvements and other non-classroom functions which impact students.

Mr. Nunemaker asked about the potential for sidewalks and parking. Mr. Westenberger explained that there are grant-funded projects that provide safe routes to school. Ms. Bosworth asked if impact fees could be used to provide funding for safe routes to schools projects. Mr. Boling stated that a case could be made for use of the impact fees if it can be tied to growth, however, the school district has used the conservative approach using school impact fees only for new, permanent student stations.

Mr. Nunemaker discussed having developers provide mitigation and put in sidewalks to schools.

Others Matters

No other matters were discussed.

Adjournment

There being no further business, the meeting adjourned at 10:58 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: March 10, 2017

**SUBJECT: Review of Draft Annual School Concurrency Assessment Report for
2016-2017**

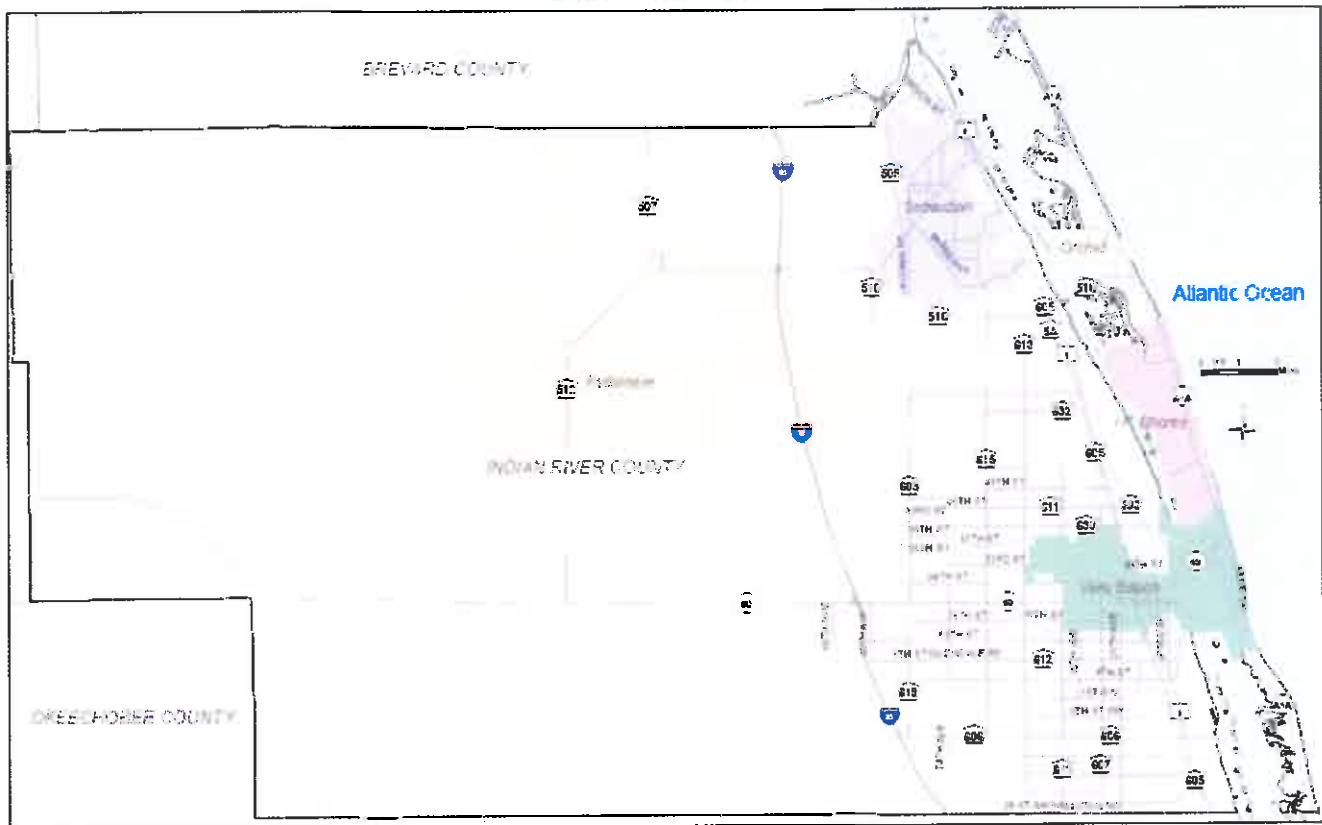
Attached is the draft annual school concurrency assessment report for 2016-2017. The draft report includes updated student capacity, student enrollment, general population, and school project data provided by school district staff and county planning staff. The draft report will be discussed at the March 17, 2017 Public School Planning Staff Working Group meeting.

Attachment: Draft 2016-2017 Annual School Concurrency Assessment Report

INDIAN RIVER COUNTY Annual School Concurrency Assessment Report for 2016-2017



Beachland Elementary School Cafeteria & Classroom Building



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



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DRAFT

**Indian River County
Annual School Concurrency Assessment Report for 2016-2017**

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: 0 during 2018-2022
 Middle School Capacity: 0 during 2018-2022
 High School Capacity: 0 during 2018-2022

Table 1

Permanent Student Station Capacity Changes during First 3 Years of Proposed 2018-2022 5 Year Facilities Plan

Existing Schools	New Schools	Additions/ Major Renovations	Closures	Net Change	Year
N/A	N/A	N/A	N/A	0	N/A

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

- DEMAND CHANGES

ENROLLMENT

In 2017, district-wide student enrollment decreased by 224 students; that follows an increase of 174 students in 2016. Student enrollment data shown for 2016 and 2017 in tables 2, 3, 4, and 5 below reflect the actual October FTE counts and varies from the state forecasts which includes the average of the Oct/Feb counts.

**Table 2
Historic Actual School Enrollment 2005-2017**

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
*2017	7,089	3,597	4,776	320	15,782	-224

*Table 2 shows actual enrollment for 2016 and 2017 from the October FTE counts and includes VPK.

*Tables 3, 4, and 5 (below and next page) show actual enrollment for 2016 and 2017 from the October FTE counts; and DOE COFTE (June 16, 2016) forecasted figures for 2018 through 2022.

**Table 3
Elementary School K-5 Total Enrollment & Net Change 2016-2022**

*2016	7,394	+36
*2017	7,089	-305
2018	7,065	-24
2019	6,929	-136
2020	6,841	-88
2021	6,771	-70
2022	6,781	+10

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 2018 and 2022. The actual elementary school enrollment of 7,089 for 2017 was 124 students *lower* than the Florida Department of Education (DOE) COFTE forecast of 7,213 for 2016-17 grades K-5.

Table 4
Middle School 6-8 Total Enrollment & Net Change 2016-2022

*2016	3,535	+44
*2017	3,597	+62
2018	3,610	+13
2019	3,650	+40
2020	3,653	+3
2021	3,615	-38
2022	3,498	-117

For the middle school enrollment forecast, the DOE projections show that in the next 5 years there will be no middle school growth between 2018 and 2021 and a decline in enrollment in 2022. The actual middle school enrollment of 3,597 for 2017 was 56 students **higher** than the Florida Department of Education (DOE) COFTE forecast of 3,541 for 2016-17 grades 6-8.

Table 5
High School 9-12 Total Enrollment & Net Change 2016-2022

*2016	4,794	+84
*2017	4,776	-18
2018	4,520	-256
2019	4,491	-29
2020	4,498	+7
2021	4,547	+49
2022	4,567	+20

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 a slight increase in high school growth between 2018 and 2022. The actual enrollment of 4,776 for 2017 was 209 students **higher** than the Florida Department of Education (DOE) COFTE forecast of 4,567 for 2016-17 grades 9-12.

The Districts overall actual 2017 enrollment in only elementary, middle and high school levels of 15,462, based on the actual October 2016 count was 140 students **higher** than the Florida Department of Education (DOE) 2016-17 projected forecast of 15,322. The DOE COFTE (June 16, 2016) enrollment forecast predicts a decrease in elementary school, middle school and high school enrollment through 2022.

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*	143,326	154,500**	175,700**
Public School Student Enrollment (non-charter schools)	15,629	15,832	14,992***	Not Available

*2010 US Census

** 2014 BEBR medium projections

*** DOE 2019-20 COFTE (June 16, 2016) 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
2016/2017	_____

2016/2017 New Residential Units Permitted

Month	Vero Beach	Fellsmere	IR Co.	IR Shores	Sebastian	Total
July 2016	2	0	42	6	13	63
August 2016	3	0	63	3	21	90
September 2016	4	0	41	1	9	55
October 2016	3	0	58	2	7	70
November 2016	4	0	71	0	6	81
December 2016	0	0	63	4	16	83
January 2017	5	0	73	1	10	89
February 2017				1	6	
March 2017						
April 2017						
May 2017						
June 2017						
TOTALS						

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, with the exception of Vero Beach High School. In the case of Vero Beach High School, the adjacency rule allows development approvals where space is available in an adjacent SSAB, which is Sebastian River High School.

Development Review Summary

School Service Area Boundary (SSAB)	Current School Capacity	Programmed School Capacity*	Total School Capacity	(Oct FTE) Current Enrollment	**Vested Demand	Total Demand	***Available Capacity
Beachland ES	461	128	589	441	0	441	148
Citrus ES	892	0	892	696	0	696	196
Dodgertown ES	584	0	584	398	0	398	186
Fellsmere ES	787	0	787	631	0	631	156
Glendale ES	612	0	612	599	0	599	13
Indian River Academy ES	619	0	619	498	0	498	121
Pelican Island ES	573	0	573	435	0	435	138
Sebastian ES	637	0	637	515	0	515	122
Treasure Coast ES	799	0	799	638	0	638	161
Vero Beach ES	796	0	796	594	0	594	202
Gifford MS	1,022	0	1,022	842	0	842	180
Oslo MS	1,026	0	1,026	825	0	825	201
Sebastian MS	996	0	996	992	0	992	4
Storm Grove MS	1,244	0	1,244	938	0	938	306
Sebastian HS	2,318	0	2,318	1,838	0	1,838	480
Vero Beach HS	2,918	0	2,918	2,938	0	2,938	-20

*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 (VPK) students.*

- SERVICE AREA BOUNDARY CHANGES

During the 2016-2017 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 2016, the projected 5 year expenditures were \$21,089,203 for new construction and remodeling projects. It is anticipated that the 2018-2022 facilities plan may reflect a slight increase in revenues and expenditures.

Capacity Producing Projects

Capacity Enhancement Projects	Capacity Added	Estimated Completion
Beachland Classroom Addition	128	Fall 2017

Capacity producing projects are 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 2022. 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	7,254	8,526	85%	3,597	4,288	84%	4,776	5,236	91%
2018	7,065	8,654	82%	3,610	4,288	84%	4,520	5,236	86%
2019	6,929	8,654	80%	3,650	4,288	85%	4,491	5,236	86%
2020	6,841	8,654	79%	3,653	4,288	85%	4,498	5,236	86%
2021	6,771	8,654	78%	3,615	4,288	84%	4,547	5,236	87%
2022	6,781	8,654	78%	3,498	4,288	82%	4,567	5,236	87%

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

**2017 - Actual October 2016 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	5,445	6,760	81%	3,597	4,288	84%	4,776	5,236	91%
2018	5,421	6,888	79%	3,610	4,288	84%	4,520	5,236	86%
2019	5,285	6,888	77%	3,630	4,288	85%	4,491	5,236	86%
2020	5,197	6,888	75%	3,653	4,288	85%	4,498	5,236	86%
2021	5,127	6,888	74%	3,615	4,288	84%	4,547	5,236	87%
2022	5,137	6,888	75%	3,498	4,288	82%	4,567	5,236	87%

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

**2017 - Actual October 2016 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 2016-2017

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 _____ () were required or issued during the 2016/2017 period.

Conditional and Final SCADLS

Conditional SCADLS are issued for new residential development plans and for rezoning that increase potential residential development. Final SCADLS are issued for building permits for units within new residential development projects. For the 2016-2017 period, the school district issued _____ () conditional SCADLS and _____ () final SCADLS, as shown below. 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
Harmony Reserve	598, 5984 Long Leaf Lane		2		Final
Orchard Park PD	5650 1 st Street SW		73		Conditional
Villas at Three Oaks	1831, 1837 English Oak Drive	2			Final
Riviera Lake Subdivision	320 27 th Avenue		38		Conditional
N/A (Frank Danforth Richardson)	6580 33 rd Street		10		Conditional
Whitfield Apartments	955 and 975 18 th Place	4			Conditional
Lakes at Waterway Village	5150, 5140 Longhorn Drive	2			Final
Lakes at Waterway Village	5110, 5120, 5169, 5175 Longhorn Drive	4			Final
Provence Bay	255, 247, 263, 239 Monaco Place	4			Final
Provence Bay	1121, 1129, 1137, 1145 Normandie Way	4			Final
Provence Bay	239, 247 Versailles Lane	2			Final
Villas at Three Oaks	1831, 1837 Red Oak Terrace	2			Final
Villas at Three Oaks	1855, 1841 Red Oak Terrace	2			Final
Provence Bay	242, 250, 258, 266 Monaco Place	4			Final
Lakes at Waterway Village	5109, 5115 Longhorn Drive	2			Final
Villas at Three Oaks	1825, 1819 Great Oak Place	2			Final
Villas at Three Oaks	7443, 7440 Oakgrove Court	2			Final
Provence Bay	1153, 1157, 1161, 1165 Normandie Way	4			Final
Lake Sapphire West	5 th Street SW (Immediately West of Lake Sapphire Subdivision)		18		Conditional
Riviera Lake Subdivision	320 27 th Avenue		44		Conditional
Lakes at Waterway Village	5127, 5121 Longhorn Drive	2			Final
Pointe West's East Village	7645 20 th Street East Village Phase II (SE Corner 15 th Street & 74 th Avenue)		161		Conditional
Villas at Three Oaks	1850, 1850 Oakgrove Court	2			Final
Villas at Three Oaks	7491, 7497 White Oak Lane	2			Final
Lakes at Waterway Village	5151, 5145 Longhorn Drive	2			Final
Lakes at Waterway Village	5139, 5133 Longhorn Drive	2			Final
Lakes at Waterway Village	5163, 5157 Longhorn Drive	2			Final
Harmony Reserve	5950, 5944 Spicewood Lane		2		Final
Villas at Three Oaks	1844, 1850, 1856 Read Oak Terrace	3			Final
4091 Ocean	4091 Ocean Drive	6			Conditional
Harmony Reserve	5968, 5974 Spicewood Lane		2		Final

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 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.

ATTACHMENTS

1. Adopted FY 2017-2021 Capital Improvement Project Summary (5 Year Facilities Plan)
2. Draft Partial List of FY 2018-2022 Public School Facilities Capital Improvements [NOT INCLUDED]

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								
Beachland New Cafeteria and Classroom Addition	8,000,000	8,000,000						
Subtotal New Construction and Additions	8,000,000	8,000,000	0					
Subtotal New Construction	8,000,000	8,000,000	0					
Comprehensive Needs								
Modernizations & Replacements								
VBHS - Citrus Bowl Stadium	5,315,000	5,315,000						
Subtotal Modernizations & Replacements	5,315,000	5,315,000	0					
Subtotal Comprehensive Needs	5,315,000	5,315,000	0					
Other Items								
Capital Maintenance								
Building Improvements/Renovations - Districtwide	3,562,120	0	3,562,120	515,000	222,120	275,000	2,550,000	
Capital Maintenance	3,960,800	0	3,960,800	747,160	747,160	822,160	822,160	822,160
Chiller Replacement	2,849,160	0	2,849,160	105,000	400,000	195,000	199,160	1,950,000
Flooring	1,951,960	0	1,951,960	323,317	728,643	350,000	350,000	200,000
HVAC Repair and Replace	3,522,536	0	3,522,536	200,000	826,360		500,000	1,996,176
Painting/Waterproofing - Districtwide	2,467,000	0	2,467,000		50,000		667,000	1,750,000
Paving, Covers & Sidewalks - Districtwide	1,336,143	0	1,336,143	616,143	270,000	100,000	100,000	250,000
Roofing - Districtwide	4,467,067	0	4,467,067	276,456	553,749	1,090,000	745,000	1,801,862
Site Improvements - D/W	1,463,389	0	1,463,389	460,000	215,000	375,389	163,000	250,000
Subtotal Capital Maintenance	25,580,175	0	25,580,175	3,243,076	4,013,032	3,207,549	6,096,320	9,020,198
Safety, Security, and Environmental								
ADA Compliance-Districtwide	436,000	0	436,000	225,000	51,000		160,000	
Dodgertown Elementary Kalwall Roof Replacement	357,816	0	357,816				357,816	

Project	Total	Prior to 2017	FY 2017 - FY 2021	2016- 2017	2017- 2018	2018- 2019	2019- 2020	2020- 2021
Fellsmere Elementary - HVAC 700 Wing	400,000	0	400,000	400,000				
Gifford Middle Kalwal Roof Replacement	1,600,000	0	1,600,000				600,000	1,000,000
Health & Life Safety	7,929,016	0	7,929,016	1,766,527	1,235,506	1,712,447	1,554,100	1,660,436
HVAC/Lighting Renovations	3,650,000	0	3,650,000			2,150,000	1,500,000	
Oslo Middle - Lockerroom Renovation	954,176	0	954,176		500,000	454,176		
Playground Equipment	1,795,000	0	1,795,000	350,000	350,000	395,000	350,000	350,000
Sebastian High School - Gym Locker Room Renovations	1,500,000	0	1,500,000			1,500,000		
VBHS - Freshman Learning Center Locker/Bathroom Renovation	2,076,736	0	2,076,736	500,000	1,576,736			
Wabasso School HVAC Renovation	351,520	0	351,520		351,520			
Subtotal Safety, Security, and Environmental	21,050,264	0	21,050,264	3,241,527	4,064,762	6,211,623	4,521,916	3,010,436
Relocatables								
Relocatable Leasing	4,000,000	0	4,000,000	800,000	800,000	800,000	800,000	800,000
Subtotal Relocatables	4,000,000	0	4,000,000	800,000	800,000	800,000	800,000	800,000
Educational Technology								
District Technology	2,500,000	0	2,500,000	500,000	500,000	500,000	500,000	500,000
Subtotal Educational Technology	2,500,000	0	2,500,000	500,000	500,000	500,000	500,000	500,000
Furniture & Equipment								
Furniture, Fixtures & Equipment D/W	1,325,000	0	1,325,000	250,000	250,000	250,000	325,000	250,000
Performing Arts Allocation Districtwide	125,000	0	125,000	25,000		25,000	50,000	25,000
School Buses/Vehicles	6,500,000	0	6,500,000	1,300,000	1,300,000	1,300,000	1,300,000	1,300,000
Subtotal Furniture & Equipment	7,950,000	0	7,950,000	1,575,000	1,550,000	1,575,000	1,675,000	1,575,000
Subtotal Other Items	61,080,439	0	61,080,439	9,359,603	10,927,794	12,294,172	13,593,236	14,905,634
Total Projects	74,395,439	13,315,000	61,080,439	9,359,603	10,927,794	12,294,172	13,593,236	14,905,634