



## SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE

Stan Boling, County Planning Director  
Chris Mora, Public Works Director  
Susan Olson, School Board  
Mike Redstone, Assistant Recreation Director  
David Fleckwood, County Parks Superintendent

Chris Kafer, County Engineer  
Phil Matson, County MPO Director  
Erik Olson, Utilities Director  
County Sheriff's Office

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The School Planning Technical Advisory Committee will meet at **2:30 p.m. ON TUESDAY, November 30, 2010**, in the Community Development Conference Room A1-411 of the County Administration Building "A", 1801 27<sup>th</sup> Street, Vero Beach.

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### AGENDA

1. Call to Order and Introductions
2. Approval of Minutes from November 24, 2009 Meeting
3. Review and Approval of Major Site Plan to Construct the Support Services Complex (6055 62<sup>nd</sup> Avenue)
4. 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, (TDD #772-770-5215) AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.

## **SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE**

There was a meeting of the School Planning Technical Advisory Committee (SPTAC) at 2:30 p.m. on Tuesday, November 24, 2009 in Conference Room A1-411 of the County Administration Building A, 1801 27<sup>th</sup> Street, Vero Beach, Florida.

Present were members **Stan Boling**, IRC Planning Director; **Chris Kafer**, IRC Engineer; **Christopher Mora**, IRC Public Works Director; **Phil Matson**, IRC Metropolitan Planning Organization Staff Director; **Cliff Crawford**, IRC Recreation Director; and **Susan Olson**, School Board Executive Director of Facilities Planning and Construction.

Absent was **Erik Olson**, IRC Utilities Director (excused).

Also present were John McCoy, IRC Senior Planner; Ken Good, Carter Associates, Inc.; Laura Warnick, David Warnick, Luciano Paternoster and Lydia Chapman, Indian River Charter High School; and Darcy Vasilas, Commissioner Assistant, District 3.

### **Call to Order**

Mr. Stan Boling, IRC Planning Director, called the meeting to order at 2:30 p.m. and introductions followed.

### **Approval of July 9, 2009 Minutes – Meeting #1**

**ON MOTION BY Mr. Mora, SECONDED BY Mr. Crawford, the members voted unanimously (7-0) to approve the July 9, 2009 Minutes from Meeting #1 as submitted.**

### **Approval of July 9, 2009 Minutes – Meeting #2**

**ON MOTION BY Mr. Crawford, SECONDED BY Mr. Matson, the members voted unanimously (7-0) to approve the July 9, 2009 Minutes from Meeting #2 as submitted.**

## **Review and Approval of proposed Dodgertown Elementary School Addition and Improvements (4350 43<sup>rd</sup> Avenue)**

Mr. Boling reminded the Committee of the process wherein due to the proposed building expansion being more than ten percent (10%) of the building area on the Dodgertown campus; it was required to obtain review and approval from both the County School Board staff and this committee. He further shared County staff had been coordinating with School District staff and engineer Ken Good, Carter and Associates, and both had found the proposal to construct site improvements on the Dodgertown Elementary School to be in compliance with the Comprehensive Plan and consistent with the Land Development Regulations.

Mr. John McCoy, IRC Senior Planner described and reviewed the proposed improvements and recommendations which consisted of a new food service building (cafeteria), new right turn lane on 43<sup>rd</sup> Avenue, an upgraded landscape buffer and existing lake expansion to handle storm water needs as outlined in the Memorandum dated November 13, 2009 with Attachments 1 through 4, a copy of which is on file in the Commission Office. He noted the "old" cafeteria would be closed and eventually be re-purposed, not torn down at this time.

**ON MOTION BY Mr. Mora, SECONDED BY Mr. Crawford, the members voted unanimously (7-0) to approve the site plan for the Dodgertown Elementary School site addition and recommended that the School District consider providing a northbound right turn lane at the site's 43<sup>rd</sup> Avenue main entrance as well as a landscape upgrade along the site's 43<sup>rd</sup> Avenue frontage in the future.**

### **Adjournment**

There being no further business, the meeting adjourned at 2:42 p.m.

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

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**TO:** Honorable Members of the School Planning Technical Advisory Committee

DEPARTMENT HEAD CONCURRENCE:

  
Robert M. Keating, AICP; Community Development Director

*MS*  
**THROUGH:** Stan Boling, AICP, Planning Director

*IWM*  
**FROM:** John W. McCoy, AICP; Senior Planner, Current Development

**DATE:** November 17, 2010

**SUBJECT:** Indian River County School District's Request for Approval of the Support Services Complex [6055 62<sup>nd</sup> Avenue / 32-39-17-00001-0030-00001.0]

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It is requested that the data herein presented be given formal consideration by the School Planning Technical Advisory Committee at its meeting of November 30, 2010.

**DESCRIPTION & CONDITIONS**

On behalf of the Indian River County School District, Carter Associates, Inc. has submitted a request to construct the Support Services Complex. The proposed complex improvements consist of a main building and a single accessory building, along with two visitor and employee parking lots, a fleet parking lot, an equipment storage area, and a vehicle fueling station. Under the Interlocal Agreement (ILA), Section 7, the proposed project constitutes a major improvement and requires School Planning Technical Advisory Committee (SPTAC) review and approval. Consistent with ILA criteria, the request has been reviewed and approved by the County's Technical Review Committee (TRC) and is now to be considered by the SPTAC. The SPTAC's responsibility is to formally approve the site plan and make a determination regarding any on-site and off-site improvements necessary to serve the proposed complex.

Located at the southwest corner of 61<sup>st</sup> Street and 62<sup>nd</sup> Avenue, the site is a portion of a ±150 acre overall property owned by the School District. In this case, the Support Services Complex is to be located in the northeast corner of the overall site, immediately north of Storm Grove Middle School on 62<sup>nd</sup> Avenue. The facility will house the District's purchasing, records, food services, facilities, building, print shop, and maintenance operations. This will allow the District to consolidate those activities from the current 3 separate support services locations in the county. The proposed complex is in a centralized location that will allow convenient support services access to school district facilities in both the north and south county.

## On-Site Improvements

- **Project Site Area:**

Overall Site:	147.44 acres
Support Services Complex:	22.00 acres (area of development)
  
- **Parking:**

Required:	159 spaces
Proposed:	275 spaces
  
- **Open Space:**

Required:	40%
Provided:	42.36%

Note: The “provided” open space figure is based on the area of development of the support services site upon project completion.

- **Traffic Circulation:** The applicant is proposing three driveway connections to 62<sup>nd</sup> Avenue, which is a paved local road. The northern driveway provides access to a staff/visitor parking area, then extends west through a gate located behind the main building. The western portion of the driveway will provide access to a fleet vehicle parking area and equipment storage area. Ultimately, the driveway connects with the complex’s southernmost driveway, forming a driveway loop through the support services site. The center driveway will provide access to a separate staff/visitor parking lot on the south side of the main building. The southernmost driveway will provide access to the fleet parking area, and is also gated. All three driveways will be full movement driveways. The driveway locations and internal circulation have been reviewed and approved by the county’s Traffic Engineering Division.

The site fronts on, but does not connect to, 61<sup>st</sup> Street which is currently an unpaved (dirt) road that is on the County’s Thoroughfare plan. While the site does not directly connect to 61<sup>st</sup> Street, the site can be accessed from 61<sup>st</sup> Street via 62<sup>nd</sup> Avenue. Based on a traffic impact analysis that was reviewed and approved by Traffic Engineering, it was determined that traffic from the support services complex will not trip the paving threshold for 61<sup>st</sup> Street. Traffic Engineering did, however, determine that additional development of the overall site will likely require paving of 61<sup>st</sup> Street, including reconstruction of the bridge at 61<sup>st</sup> Street and Lateral A Canal.

- **Building Area:**

Support Services:	62,018 sq. ft. (main building)
Storage Building:	3,200 sq. ft. (accessory building)
Total:	65,218 sq. ft.
  
- **Landscape and Buffering:** The applicant has submitted a landscape plan for the area of development. The landscape plan depicts a local road landscape buffer along 62<sup>nd</sup> Avenue, and a buffer along the south side of the development site between the Support Services Complex and Storm Grove Middle School. The landscape plan is generally consistent with the criteria of chapter 926.
  
- **Drainage:** The drainage plan proposes wet and dry retention areas that will accommodate all stormwater run-off from the proposed development. The drainage plan has been approved by County Engineering. Prior to construction, the School District will need to obtain approval from the St. Johns River Water Management District.

- **Water & Wastewater:** Based on the site's location adjacent to the Urban Service Area boundary, connection to public water and sewer is allowed. The applicant is proposing to connect to both county water and sewer services. These connections have been approved by the County's Division of Utility Services, pending the applicant obtaining a utility construction permit.
- **Sidewalk:** A six foot sidewalk will be constructed along the site's 62<sup>nd</sup> Avenue frontage, consistent with county development regulations.
- **Security:** The applicant is proposing a galvanized chain link fence around the complex to secure the facility.
- **Off-Site Improvements:** None are required or provided with the exception of the previously described 62<sup>nd</sup> Avenue sidewalk.

### **CONCLUSION:**

County staff has determined that the proposed Support Services Complex and related improvements are consistent with the county's comprehensive plan and applicable land development regulations. In addition, staff recommends that the District provide the following off-site improvement at the time of additional development on the overall site:

1. Paving of 61<sup>st</sup> Street from the 62<sup>nd</sup> Avenue to 66<sup>th</sup> Avenue, including re-construction of the Bridge at 61<sup>st</sup> Street and Lateral A Canal.

### **RECOMMENDATION:**

The County's Technical Review Committee recommends that the SPTAC grant site plan approval for the Support Services Complex.

### **ATTACHMENTS:**

1. Location Map and Aerial
2. Section 7 of the Interlocal Agreement
3. Site Plan
4. Landscape Plan

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32390800001013000001.0

SUB-LATERAL-A-11-W

SUB-LATERAL-A-11-E

61ST ST-(PECAN RD)

32391800001001000001.0

66TH AV (MONROE RD)

A-1

RS-3

MANZANITA WAY

FOX DR

SEQUOIA CIR

32391700001003000001.0

58TH ST

CIRCLE RD

RS-3

A-1

62ND AV

STORM GROVE MIDDLE SCHOOL

615

57TH ST-(STORM GROVE RD)

SUB-LATERAL-A-10-W

SUB-LATERAL-A-10-E

32391700001012000001.0

A-1



61st Street

SUB-LATERAL A-W-E

# Subject Site

66th Avenue

615

SUB-LATERAL A-W-W

7125-10

SUB-LATERAL A-S-D-W

61st Avenue

FOXDR

SECURACIR

18418

CONCRETE

PAV-140

32ND AV

STORM GROVE MIDDLE SCHOOL

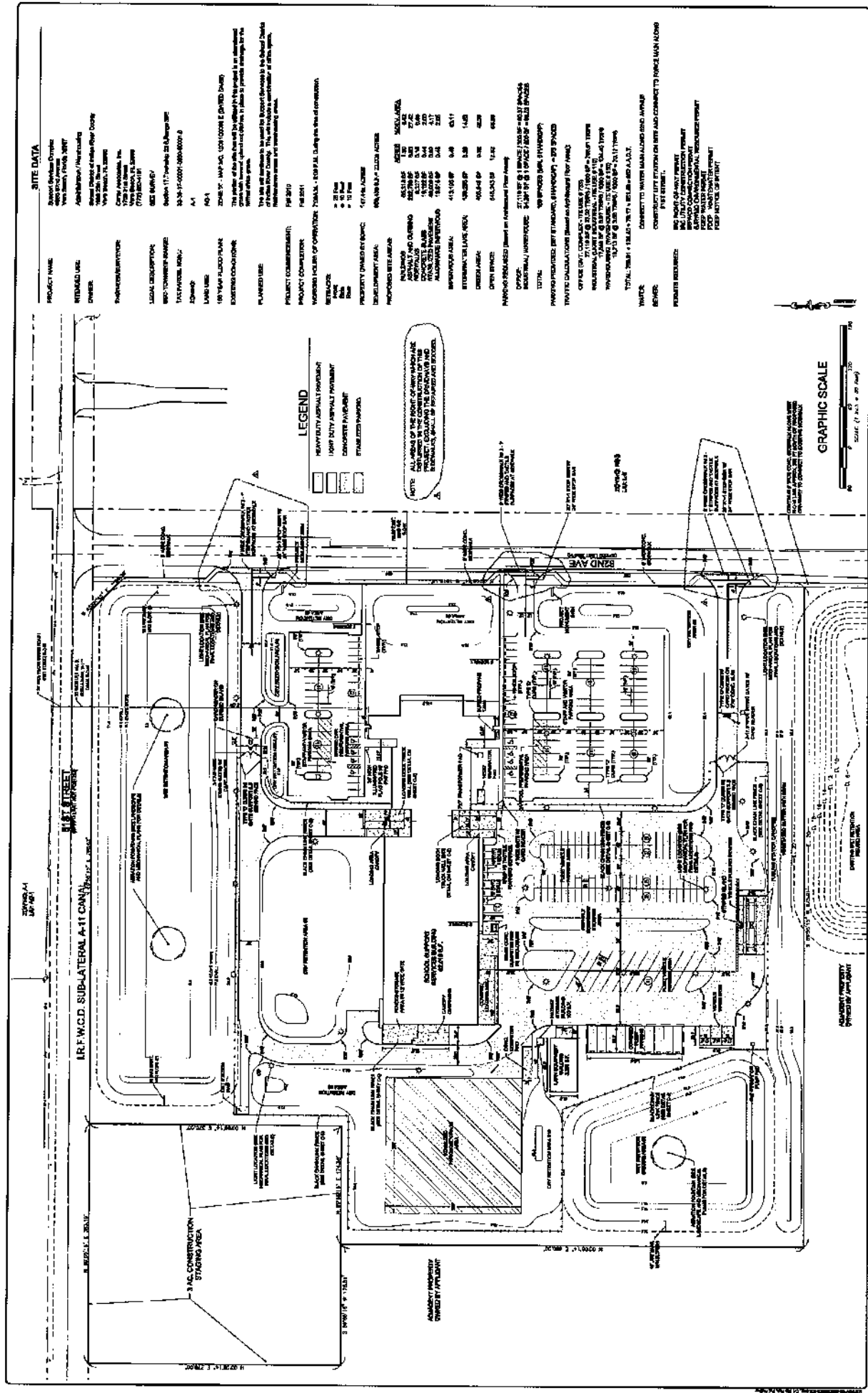
61187 (STORM GROVE RD)

SUB-LATERAL A-F-T-O-E



**Section 7 School Facility Modification, Closures, Major Additions, and Renovations**

- 7.1 The School Board shall notify the SPTAC, the County, and appropriate Cities of any proposed closure, major addition to (expansion of 10% or more) or other major renovation of an existing school that increases or decreases the school's capacity by 10% or more, or increases the school's total building square footage by 10% or more. Major renovations shall include projects that change traffic circulation, reduce building setbacks or buffers, or increase existing building heights by 10% or more.
- 7.2 The SPTAC shall review any proposed school closure, major addition or major renovation for consistency with the Comprehensive Plan, and compliance with Land Development Regulations relating to:
- (a) Building setbacks
  - (b) Building orientation and articulation
  - (c) Building height
  - (d) Buffers
  - (e) Signs
  - (f) Vehicle and pedestrian circulation and infrastructure
- 7.3 The School Board shall submit a site plan of the major addition or renovation for review and approval by the SPTAC. Prior to the SPTAC review, the affected jurisdiction may coordinate with School District staff and perform its own technical review of the site plan. The SPTAC shall notify the School District in writing of its action, including approval conditions. Approval conditions shall address the timing and responsibility for construction, operation, and maintenance of required on-site and off-site improvements, including responsibility for bearing the costs of the improvements.
- 7.4 In no event shall the School Board undertake any addition to or renovation of an existing school facility that is inconsistent with the applicable Comprehensive Plan(s) or Land Development Regulations, as such relates to public schools, and comparatively minor inconsistency shall be waived pursuant to a balancing of competing governmental interests test.



**SITE DATA**

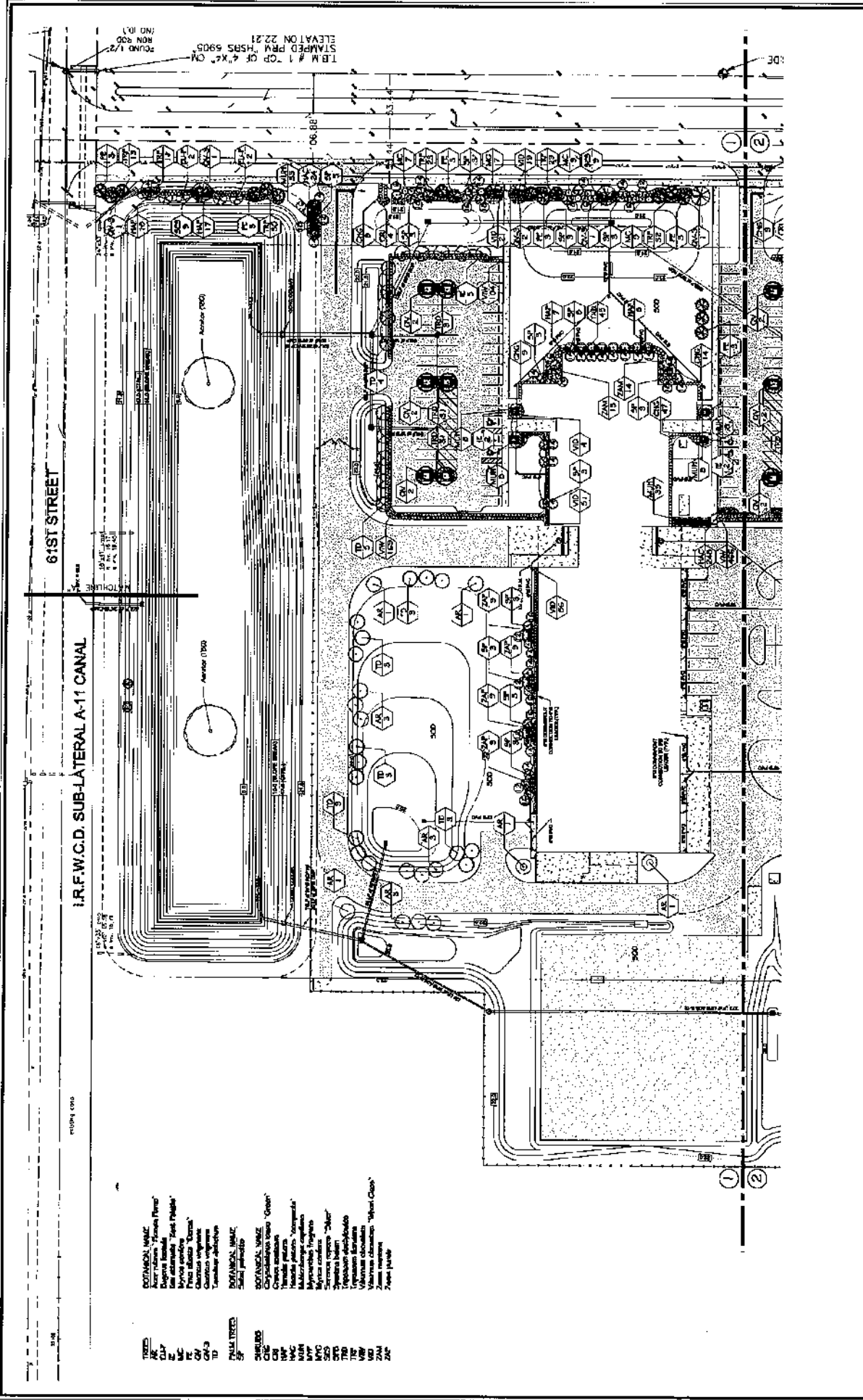
PROJECT NAME: Support Services Complex  
 PREPARED BY: Carter Associates, Inc. / July 2007  
 APPLICANT: Indian River County  
 ADDRESS: 1700 E. Highway 1, Vero Beach, FL 32980  
 LEGAL DESCRIPTION: Section 17, Township 28, Range 30  
 TAX PARCEL NO.: 44-34-14-0001-000-000-0  
 LAND USE: M-1  
 ZONE: SF - 100' S.F. (SINGLE STORY) DENSE DENSITY  
 LOTS: 1700 S.F. (SINGLE STORY) DENSE DENSITY

PROJECT COMMENCER: [Blank]  
 PROJECT COMPLETION: [Blank]  
 PROJECT LOCATION: [Blank]

PREPARED BY: [Blank]  
 DATE: [Blank]  
 SCALE: [Blank]

DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
TOTAL LOT AREA	170,000	100%
IMPROVED SITE AREA	100,000	58.8%
OFFICE SPACE	50,000	29.4%
WAREHOUSE	30,000	17.6%
PARKING	20,000	11.8%
LANDSCAPE	10,000	5.9%
STAGING AREA	3,000	1.8%
UTILITY	2,000	1.2%
ROADWAY	1,000	0.6%
WATER	1,000	0.6%
SEWER	1,000	0.6%
TOTAL	170,000	100%

<b>SUPPORT SERVICES COMPLEX</b> INDIAN RIVER COUNTY, FLORIDA SITE PLAN	<b>SHEET</b> C-1 Des. & Engr. 4
<b>SCHOOL DISTRICT OF INDIAN RIVER COUNTY</b> 1990 25TH STREET VERO BEACH, FLORIDA, 32980 TEL: (772) 888-4191 FAX: (772) 888-7180	<b>CARTER ASSOCIATES, INC.</b> CONSULTING ENGINEERS AND LAND SURVEYORS 1708 21st STREET, VERO BEACH, FL 32980 TEL: (772) 888-4191 FAX: (772) 888-7180
PROJECT NO.: 07-0001-000-000-0 SHEET NO.: C-1 OF 4 DATE: 7/20/07	MANUFACTURER: [Blank] DATE: [Blank] DRAWN BY: [Blank] CHECKED BY: [Blank]



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Sheet  
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of  
3

**SDIRC Support Services Complex**  
Indian River County  
Landscape Plan - Permit Set

**Lucido & Associates**  
Landscape Planning/Landscape Architecture  
Lic. #12-000031  
100 N. Pine St., Suite 201, Ft. Pierce, FL 34946 (888) 447-1111, Fax: (888) 447-1166

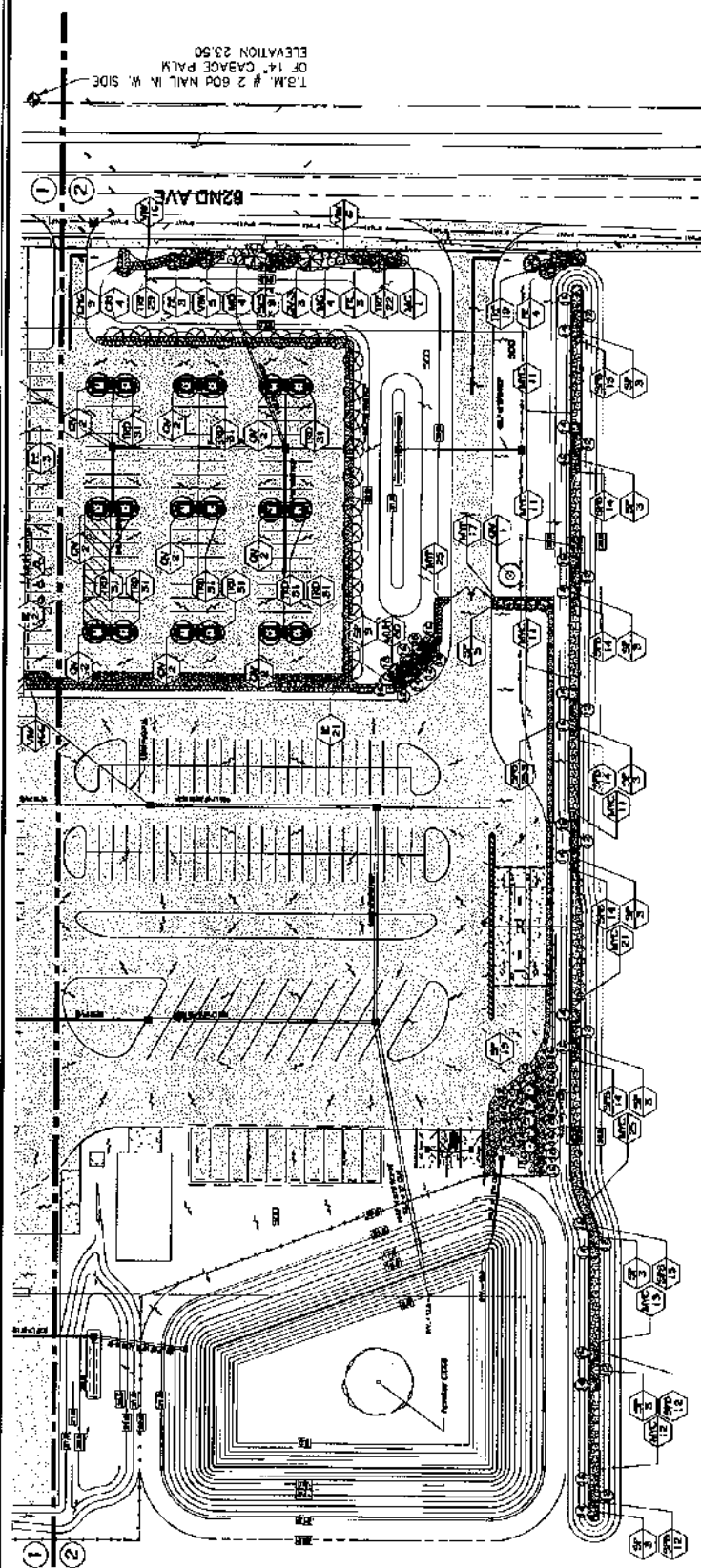


Prepared by: **John Lucido**  
 Checked by: **John Lucido**  
 Date: **04/24/08**

No.	Date	Description of Revision
1	04-24-08	Client Review
2	04-24-08	10% OF BIDD
3	05-05-08	Revised plan per IRC comments dated 5-5-08
4	05-05-08	100% OF BIDD
5	05-05-08	Final Plan



Scale: 1" = 40'  
 0' 10' 20' 30' 40'



**LANDSCAPE PLANT SYSTEM (90% DTA REQUIRED)**  
 (10 pts) Seventy-six (76) to one hundred (100) percent of total quantity of plants listed "very drought tolerant"  
 (10 pts) Seventy-six (76) to one hundred (100) percent of total quantity of trees listed "very drought tolerant"  
 (15 pts) Seventy-six (76) to one hundred (100) percent of landscape area to preserve or re-established Florida native vegetation or new native plantings of species listed in Appendix A and Appendix C of the IRC code.

**Landscaping Material Required:**  
 908 LF Type C Buffer Plantings for Local Roads  
 1 Large Canopy Trees / 100 LF = 8  
 3.6 Canopy Trees / 100 LF = 32  
 5 Understory Trees / 100 LF = 45  
 40 Shrubs / 100 LF = 988  
 142 sq ft (6561 SF) Non Vehicular Open Space  
 (Noting that non vehicular open spaces shall be > 50% of total vehicle lot area = 0.71 ac)  
 603 sq ft (262793 SF) VLA x 12% = 31535 SF Landscape Area  
 1 Tree / 300 SF of Landscape = 105 Trees

**Planting Area Interior Landscaping**  
 603 sq ft (262793 SF) VLA x 12% = 31535 SF Landscape Area  
 1 Tree / 300 SF of Landscape = 105 Trees

**Total Plant Material Required:**  
 9 Large Canopy Trees  
 45 Understory Trees  
 180 Shrubs (Type C Buffer)  
 563 Shrubs (Type C Buffer)  
 142 sq ft (6561 SF) Non Vehicular Open Space = Material other than 804 = 0.71 ac  
 Total Plant Material Provided:  
 8 Large Canopy Trees  
 37 Understory Trees  
 45 Understory Trees  
 383 Shrubs (Type C Buffer)  
 Non Vehicular Open Space  
 142 sq ft (6561 SF) Non Vehicular Open Space = Material other than 804

**LANDSCAPE NOTES:**  
 1. All plants shall conform to established nursery grades and standards to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.  
 2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two (2) inches at one-half (1/2) foot above the ground when installed.  
 3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum six (6) foot canopy spread at the time of planting.  
 4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.  
 5. All required shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting. 50% of all shrubs shall be Florida natives.  
 6. Groundcovers, other than grass, shall be planted in a manner so to present a finished appearance and reasonably complete coverage with weeds (22 months after planting).  
 7. Groundcovers shall be installed in a manner so that chemical disease treats need not be applied.  
 8. All groundcover other than grass will be provided a mulch cover of at least three (3) inches. Grass mulch shall not be used.  
 9. Landscaping with vehicular use areas shall be constructed by a six inch non-mountable curb. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.  
 10. Existing arborvitae shall be maintained in areas of undisturbed native vegetation.  
 11. All native trees that are to remain on the site shall be protected, set a minimum, according to guidelines set in the Indian River County Land Development Code.  
 12. All Citrusgruy 1 native plant species will be eradicated from the site.

**SYMBOLICAL NAME**

1	Acacia	Other
2	Adiantum	Other
3	Azalea	Other
4	Berberis	Other
5	Camellia	Other
6	Chlorophytum	Other
7	Clusia	Other
8	Cycas	Other
9	Dracaena	Other
10	Eucalyptus	Other
11	Ficus	Other
12	Ginkgo	Other
13	Juniper	Other
14	Lantana	Other
15	Leucaena	Other
16	Ligustrum	Other
17	Lythrum	Other
18	Magnolia	Other
19	Manisotia	Other
20	Metopium	Other
21	Myrica	Other
22	Nyssa	Other
23	Palmetto	Other
24	Passiflora	Other
25	Persea	Other
26	Podocarpus	Other
27	Quercus	Other
28	Rapanea	Other
29	Rhododendron	Other
30	Schinus	Other
31	Sida	Other
32	Sida	Other
33	Sida	Other
34	Sida	Other
35	Sida	Other
36	Sida	Other
37	Sida	Other
38	Sida	Other
39	Sida	Other
40	Sida	Other
41	Sida	Other
42	Sida	Other
43	Sida	Other
44	Sida	Other
45	Sida	Other
46	Sida	Other
47	Sida	Other
48	Sida	Other
49	Sida	Other
50	Sida	Other

Scale: 1" = 40' (See Note 1)  
 Date: 08/15/2011  
 Drawn by: J. H. Smith  
 Checked by: J. H. Smith  
 CAD: J. H. Smith  
 Date: 08/15/2011

**SDIRC Support Services Complex**  
 Indian River County  
 Landscape Plan - Permit Set

**Lucido & Associates**  
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