



## SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE

Stan Boling, County Planning Director  
Chris Mora, Public Works Director  
Susan Olson, School District  
Mike Redstone, Assistant Recreation Director  
David Fleetwood, 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 **3:00 p.m. ON THURSDAY, August 11, 2011**, 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 June 10, 2011 Meeting
3. Indian River County School District's Request for Approval of a Major Addition and Renovation to the Sebastian River High School Campus for a Freshman Learning Center
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 10:00 a.m. on Friday, June 10, 2011 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; **Bob Keating**, IRC Community Development Director; **Chris Mora**, IRC Public Works Director; **Phil Matson** (arrived at 10:05 a.m.), IRC Metropolitan Planning Organization Staff Director; **David Fleetwood**, IRC Parks Superintendent; **Chris Kafer**, IRC County Engineer; and **Susan Olson**, School Board Executive Director of Facilities Planning and Construction.

Absent was **Erik Olson**, IRC Utilities Director; **Mike Redstone**, IRC Assistant Recreation Director; **Michael Degutis**, School Board Assistant Superintendent of Operations; and **Sheriff Deryl Loar**, IRC Sheriff's Department (all excused).

Also present were John McCoy, IRC Senior Planner; Carol Johnson, School Board Member; Patrick Walther, Carter Associates, Inc.; and Terri Collins-Lister, Commissioner Assistant, District 4.

### **Call to Order**

Mr. Stan Boling, IRC Planning Director, called the meeting to order at 10:00 a.m. and introductions followed.

### **Approval of November 30, 2010 Minutes**

10:53:22

**ON MOTION BY Mr. Mora, SECONDED BY Mr. Fleetwood, the members voted unanimously (6-0) to approve the November 30, 2010 Minutes as submitted.**

Mr. Matson arrived at 10:05 a.m.

### **Review and Approval of a Major Site Plan to Construct the New Vero Beach Elementary School at 1770 12<sup>th</sup> Street**

Mr. Boling summarized Carter Associates, Inc., had submitted a request on behalf of Indian River County School District to construct a new elementary

school on the Vero Beach Elementary Campus, replacing the existing elementary facility which will be demolished. The request had been reviewed and approved by the county's Technical Review Committee and was now to be considered by the School Planning Technical Advisory Committee (SPTAC). The SPTAC's responsibility was to formalize approval of the site plan and make a determination of the on-site and off-site improvements necessary to serve and support the new (rebuilt) elementary school.

Located on the north side of 12<sup>th</sup> Street between 16<sup>th</sup> Avenue and 20<sup>th</sup> Avenue, the 33.8 acre subject property includes the existing Vero Beach Elementary school and the Indian River County School District facilities complex. The Vero Beach High School and the Association of Retarded Citizens lease area were contiguous to the north. As proposed, the new Vero Beach Elementary school was designed to serve up to 750 students, a capacity increase of 191 students from the existing school facility's capacity of 559 students.

Mr. McCoy highlighted advantages of the project and indicated that no offsite improvements were necessary except some pedestrian improvements identified in staff's report.

Mrs. Olson stated the ultimate site layout would benefit from the changes made which essentially equipped the parent pick-up with more stacking by coming off 12<sup>th</sup> Street which was a much better approach to the school; and the buses will have a better turning radii.

The only thing she felt was still uncertain was what would happen to the playing field space immediately to the north of Vero Beach Elementary. She continued there were some preliminary plans for recouping some of the space but there would be a net loss of playing fields on the overall 33.8 acre site. One alternative for making up that loss lies further north, adjacent to the Vero Beach Freshman Learning Center where currently the School Board Facilities and Maintenance Office was housed. Those facilities are relocating at the end of the year and the facilities demolished so the District could reclaim that space for playing and athletic fields.

Mr. Patrick Walther, Carter Associates, Inc., added it had been a joy to work with the School Board and Vero Beach Elementary principal, Bonnie Swanson, to make the school a green school. He felt once the school was finished, it would be an impressive facility.

Mrs. Carol Johnson, School Board member, interjected they would not be applying for the Green Building Certification only because it cost \$90,000 to

obtain the "plaque" for certification. She stated that the building will be "green" without the plaque.

Mr. Kafer questioned why a 6 foot wide sidewalk was being installed on 16<sup>th</sup> Avenue instead of an 8 foot sidewalk which would accommodate both pedestrian and bicycle traffic. Discussion ensued about the width of sidewalks fronting Vero Beach High School which was 6 feet. There was a consensus that the proposed 6 foot wide connection was appropriate.

Mrs. Johnson stated unfortunately, in all of the schools they were finding where there used to be a plethora of bike racks, now most of the schools only have two bike racks. There were not many children walking to school or riding their bikes anymore as parents were concerned about the safety of their children.

Mr. Keating asked if the majority of the parent concern was due to lack of sidewalks or predators. Mrs. Johnson responded the concern was due to predators.

(11:08:20)

**ON MOTION BY Mr. Fleetwood, SECONDED BY Mr. Kafer, the members voted unanimously (7-0) to grant site plan approval for the new Vero Beach Elementary School facility as presented.**

### **Approval of the Re-purposing of Thompson Elementary School to the Thompson Lifelong Learning Center at 1110 18<sup>th</sup> Avenue, SW**

Mr. Boling recapped that IRC School District staff had submitted a request for SPTAC approval for the re-purposing of Thompson Elementary School to the Thompson Lifelong Learning Center. The facility would provide for Pre-Kindergarten, Voluntary Pre-Kindergarten, Exceptional Student Education, and adult education programs and community services. The request had been reviewed and approved by county staff and was now to be considered by the SPTAC.

The building is located on the south side of 11<sup>th</sup> Street, SW between 17<sup>th</sup> Avenue, SW and 19<sup>th</sup> Avenue, SW, the 13.50 acre subject property is zoned RS-6 (Residential Single Family up to 6 units/acre) and includes the existing campus facilities that was recently used as a magnet school. The campus was in a residential area, with single family homes on the south, east and west sides.

Mrs. Olson reported this project had been one of the best she has been associated with. She added it was difficult to close the school due to a dramatic

decrease in enrollment and it was fortunate the opportunity to re-purpose the school had become available. Adult education enrollment had increased and provided more revenue. The biggest success was the ability to provide the pre-kindergarten classes as had been evidenced by high test results.

11:15:27

**ON MOTION BY Mr. Fleetwood, SECONDED BY Mr. Mora, the members voted unanimously (7-0) to grant approval of the re-purposing of Thompson Elementary School to the Thompson Lifelong Learning Center.**

### **Other Business**

Mr. Kafer pointed out on the Thompson Elementary School site there was currently a Safe Routes to School grant for sidewalks along 17<sup>th</sup> Avenue, SW; 11<sup>th</sup> Avenue, SW; and 15<sup>th</sup> to 13<sup>th</sup> Streets. The Department of Transportation was going to rescind the grant because the facility was no longer going to be used as an elementary school and the money would go back into the coffers for another location.

Discussion was held regarding the scenario if the facility was turned back into an elementary school at a later date. Mr. Matson asked if the absence of sidewalks would again be a problem.

Mrs. Olson replied in the affirmative and that problem would again have to be addressed if the facility was again used as an elementary school.

### **Adjournment**

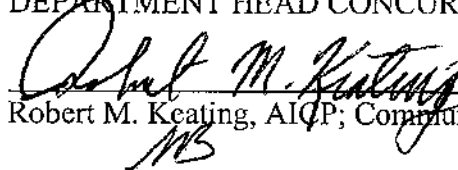
There being no further business, the meeting adjourned at 10:30 a.m.

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

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

DEPARTMENT HEAD CONCURRENCE:

  
Robert M. Keating, AICP; Community Development Director

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

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

**DATE:** August 1, 2011

**SUBJECT:** Indian River County School District's Request for Approval of a Major Addition and Renovation to the Sebastian River High School Campus

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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 August 11, 2011.

**DESCRIPTION & CONDITIONS**

On behalf of the Indian River County School District, W. F. McCain & Associates, Inc. has submitted a request to construct site improvements on the Sebastian River High School campus (see attachment #1). The proposed improvements consist of a new two story classroom wing and site related improvements that will be used as a Freshman Learning Center (FLC). Under Section 7 of the Interlocal Agreement (ILA) for Coordinated Planning and School Concurrence, the proposed improvements constitute a major addition and require School Planning Technical Advisory Committee (SPTAC) review and approval (see attachment #2). 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 formalize approval of the site plan and make a determination of the on-site and off-site improvements necessary to serve the renovated campus facility.

Located on the west side of CR 510 approximately ½ mile south of CR 512, Sebastian River High School was constructed in the early 1990's. Since that time, student enrollment has increased, class size mandates have gone into effect, and the school district has established operational objectives to create separate FLCs on high school campuses. In this case, the FLC will physically separate freshman students from older students, which is a desired objective of the school district.

As proposed, the FLC will be located near the center of the existing Sebastian High School campus. That will facilitate removal of numerous portables from the campus. The SPTAC is now to consider the project site plan for approval.

## ANALYSIS

As adopted, the interlocal agreement (ILA) sets thresholds for site additions and improvements that must be approved by the SPTAC. Because the proposed improvements will increase overall campus building area by more than 10%, SPTAC review and approval are required.

### • On-Site Improvements

- **School Site Area:** Existing: 79.93 acres (no change)
- **Student Enrollment:** Existing Capacity: 2,274 students (including portables)  
Proposed Capacity: 2,417 students (with portables removed)

Note: The net increase in student capacity is 143. Currently, enrollment is at 101% of student station permanent building area capacity (excluding portables). After the project, the resulting 143 student net increase in capacity is anticipated to meet future enrollment increases for a number of years, perhaps 8-15 years.

- **Parking:** Existing: 876 spaces (some spaces currently occupied by portables)  
Proposed: 876 spaces (none occupied by portables)

Note: No new parking spaces are proposed. The existing number of spaces provided is consistent with county parking requirements. The removal of portables from parking areas will “free-up” some existing parking spaces.

- **Open Space:** Required: 40%  
Provided: 65%

- **Traffic Circulation:** Presently, there are 3 two-way driveways that serve the Sebastian River High School campus. No changes are proposed to those driveway connections, and no changes are proposed to any of the internal circulation improvements. Traffic Engineering has determined that no off-site traffic improvements are required. None are proposed.

There is an overall pedestrian circulation system on the campus that provides pedestrian connections to the CR 510 sidewalk and to the 92<sup>nd</sup> Court sidewalk in Vero Lake Estates. The overall pedestrian system will not be changed with the addition of the FLC. Sidewalk improvements will be added in the immediate area of the new FLC to integrate the new classrooms into the existing pedestrian system.

- **Building Area (excluding portables):** Existing: 304,678 sq. ft.  
Proposed: 64,384 sq. ft.  
Total: 369,062 sq. ft.

Note: The proposed building area net increase is 21%.

- **Landscape and Buffering:** Given the scope of proposed construction, no new landscape improvements to the campus are required, and none are proposed.

- **Drainage:** The drainage plan accommodates all stormwater run-off from the new facilities and will improve the management of run-off from some of the existing campus 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.
- **Recreation:** No new recreation improvements are required, and there will be no net change in recreation improvements on campus. Some recreation improvements (e.g. tennis courts) will be relocated from the center of the campus to a location closer to the campus's north property line.
- **Off-Site Improvements:** None are required or proposed for the subject project.

### **CONCLUSION:**

County staff has determined that the proposed addition and improvements are consistent with the county comprehensive plan and applicable land development regulations, and that no off-site improvements are required or proposed in relation to the subject project.

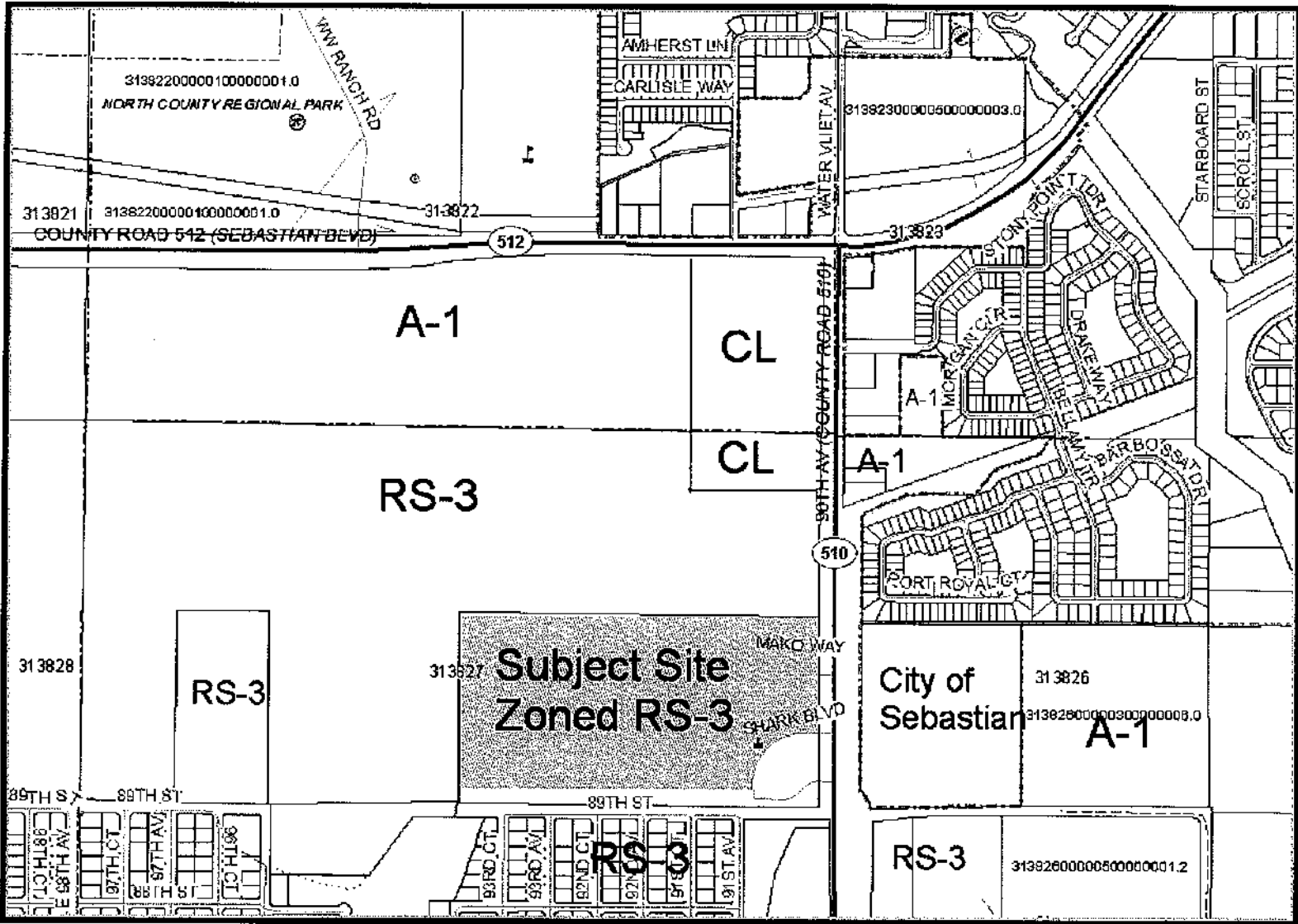
### **RECOMMENDATION:**

The County's Technical Review Committee recommends that the SPTAC grant site plan approval for the Sebastian River High School site addition and improvements.

### **ATTACHMENTS:**

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



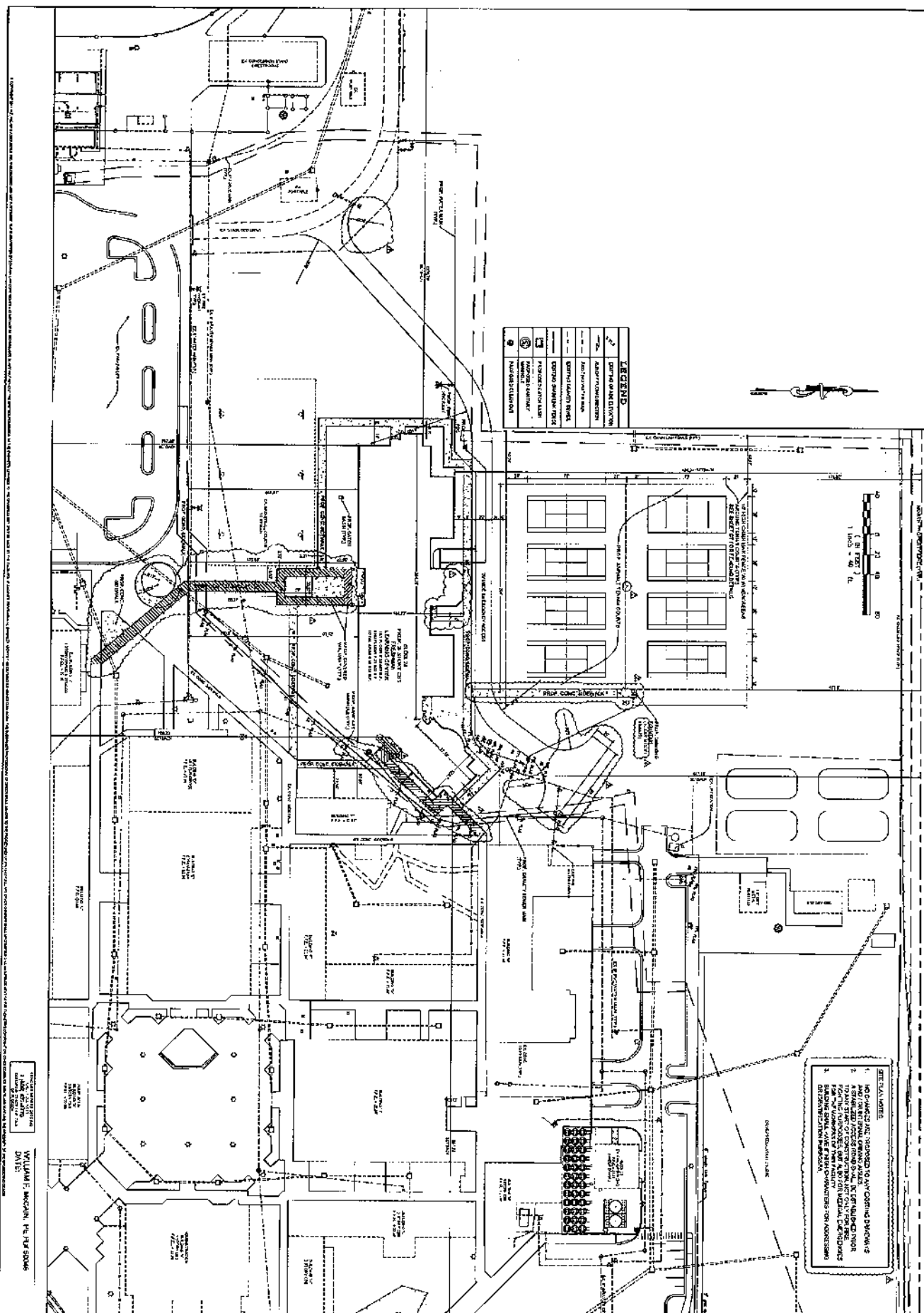


**Section 7 School Facility Modification, Closures, Major Additions, and Renovations**

- 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.

**Section 8 Comprehensive Plan Amendments, Rezonings, and Development Approvals**

- 8.1 The County and each of the Cities will appoint a School Board representative, designated and approved by the School Board, to serve as a nonvoting member on their local planning agency. The School Board representative will be provided with an agenda and back-up materials for meetings, and invited to attend meetings and/or provide comments to the County and City planning agencies.
  
- 8.2 Notwithstanding the School Impact Analysis required to be furnished to the School District under Section 14.2 herein, the County or City in which a project, or group of projects, is located shall notify the School Board's Director of Facilities Planning and Construction within 15 days of the submittal of any pre-application or formal application for a Proposed Residential Development project, or group of projects in the same area and shall inform him/her of the location where the subdivision plan or site plan can be reviewed. The School District shall have the opportunity to review and provide recommendations on all such applications and any other Development Orders that may have an impact on Available School Capacity and the School District Five-Year Facilities Work Program. To ensure that the School District is provided timely notice of all such applications, the County and the Cities will continue to send agendas for preapplication conference meetings, Technical Review Committee (TRC) meetings, Planning and Zoning Commission (Local Planning Agency) meetings, and Board of County Commissioners meetings to School Board representatives. County and City planning staffs shall, upon request, provide the School Board additional supporting documents. School District comments on a proposed development project shall be sent to the Local Government staff and forwarded to the project applicant for his/her response.



**LEGEND**

(Symbol)	EXISTING STRUCTURE
(Symbol)	PROPOSED STRUCTURE
(Symbol)	EXISTING PARKING
(Symbol)	PROPOSED PARKING
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY
(Symbol)	PROPOSED CONC. DRIVEWAY
(Symbol)	PROPOSED CONC. DRIVEWAY

**NOTES:**

1. ALL CHANGES ARE SUBJECT TO APPROVING DIVISION'S REVIEW.
2. A FRESHMAN LEARNING CENTER SHALL BE ESTABLISHED WITHIN THE EXISTING BUILDING AND ALSO BE A PART OF THE EXISTING BUILDING'S DESIGNATION PROGRAM.
3. ALL CHANGES ARE SUBJECT TO APPROVING DIVISION'S REVIEW.

PROJECT NO. 9049-2009  
 SEBASTIAN RIVER HIGH SCHOOL  
 FRESHMAN LEARNING CENTER  
 INDIAN RIVER COUNTY, FLORIDA

**SEBASTIAN RIVER HIGH SCHOOL  
 FRESHMAN LEARNING CENTER  
 PROJECT NO. 9049-2009  
 INDIAN RIVER COUNTY, FLORIDA**

**SITE PLAN**

**W. F. Mc DAN & ASSOCIATES, INC.**  
 1171 15th St. SE  
 VERO BEACH, FLORIDA 32909  
 PHONE (772) 770-8000  
 FAX (772) 770-1500

DESIGNED BY: RAL  
 DRAWN BY: ELM  
 CHECKED BY: ELM  
 DATE: OCTOBER 2010  
 SCALE: 1" = 40'

REVISION	DATE	BY
1. UPDATE FOR PERMITS	10/20/10	ELM
2. UPDATE FOR PERMITS	10/20/10	ELM
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