

## SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE

There was a meeting of the School Planning Technical Advisory Committee (SPTAC) at 3:03 p.m. on Thursday, August 11, 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**, IRC Metropolitan Planning Organization Staff Director; **Mike Redstone**, IRC Assistant Recreation Director; **Chris Kafer** (arrived at 3:03 p.m.), IRC County Engineer; and **Susan Olson**, School Board Executive Director of Facilities Planning and Construction.

Absent was **Erik Olson**, IRC Utilities Director; **David Fleetwood**, IRC Parks Superintendent; **Chris McCarthy**, City of Sebastian Planning Department Representative; and **Sheriff Deryl Loar**, IRC Sheriff's Department (all excused).

Note: There is a vacancy for School Board Assistant Superintendent of Operations.

Also present were John McCoy, IRC Senior Planner; Bill McCain and John Lang, WF McCain & Associates; and Darcy Vasilas, Commissioner Assistant, District 3.

### Call to Order

Mr. Stan Boling, IRC Planning Director, called the meeting to order at 3:00 p.m. and introductions followed.

### Approval of June 10, 2011 Minutes

03:32:57

**ON MOTION BY Mr. Mora, SECONDED BY Mr. Matson, the members voted unanimously (6-0) to approve the June 10, 2011 minutes as submitted.**

Mr. Kafer arrived at 3:03 p.m.

## 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

Mr. Boling related on behalf of the Indian River County School district, W.F. McCain & Associates, Inc. had submitted a request to construct site improvements on the Sebastian River High School campus. 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. The request had been reviewed and approved by the County's Technical Review Committee and was now to be considered by the 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 the renovated campus facility.

Mr. McCoy reviewed the additions and improvements for the proposed project:

- **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 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.
<u>Proposed:</u>	<u>64,384 sq. ft.</u>
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 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' north property line.

- **Off-Site Improvements:** None are required or proposed for the subject project.

Mr. Mora asked for clarification there would be no parking expansion. Mr. Boling responded there are currently portables taking up some of the parking spaces and when those were removed the spaces would be available. The number meets the county standards and since freshmen do not yet drive, there would not be a need to increase parking.

Mr. Kafer asked what the timeframe was for the addition.

Mrs. Olson responded the FLC should be ready for the school year beginning August 2012. She continued after the FLC was completed, the portables would remain on-site for 9 to 12 months while the HVAC (heating, ventilation and air conditioning) system was replaced in the main high school.

3:42:51

**ON MOTION BY Mr. Matson, SECONDED BY Mr. Kafer, the members voted unanimously (7-0) to approve the site plan approval for the Sebastian River High School site addition with improvements as presented.**

### **Other Matters**

Mrs. Olson asked for the timeframe of the road improvements near Sebastian River High School. Mr. Mora responded the construction would be completed well before the road improvements were done. The improvement plans were not scheduled until years four and five of the Five Year Plan.

Mrs. Olson announced the funding was about to be approved in September for the first phase of the renovations at Beachland Elementary School to improve the traffic issues. Discussion ensued on the approval process.

### **Adjournment**

There being no further business, the meeting adjourned at 3:17 p.m.