



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

The School Planning Technical Advisory Committee will meet at **3:00 p.m. ON THURSDAY, June 7, 2012**, in the Community Development Conference Room A1-411 of the County Administration Building "A", 1801 27th Street, Vero Beach.

AGENDA

1. Call to Order and Introductions
2. Approval of Minutes from August 11, 2011 Meeting
3. Indian River County School Board's Request for Formal Approval to Open Osceola Magnet School on the "Thompson" Site (33-39-26-00001-0070-00001.0 / 1110 18th Avenue SW)
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, 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 3:03 p.m. on Thursday, August 11, 2011 in Conference Room A1-411 of the County Administration Building "A", 1801 27th 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 Concurrency, 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 92nd 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.

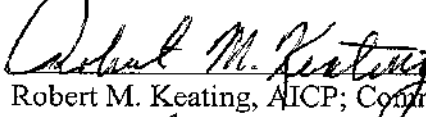
Adjournment

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

INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM

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: May 31, 2012

SUBJECT: Indian River County School Board's Request for Formal Approval to Open Osceola Magnet School on the "Thompson" Site (33-39-26-00001-0070-00001.0 / 1110 18th Avenue SW)

It is requested that the data herein presented be given formal consideration by the School Planning Technical Advisory Committee at its meeting of June 7, 2012.

DESCRIPTION & CONDITIONS

Indian River County School District staff has submitted a request for SPTAC approval to open Osceola Magnet School at the Thompson Lifelong Learning Center site. As proposed, the new facility will provide for a 550 student elementary magnet school that is to open in August 2012. The project site plan depicts improvements to the site's parking and drop-off/pick-up traffic system. The request has been reviewed and approved by county staff and is now to be considered by the School Planning Technical Advisory Committee (SPTAC).

Located on the south side of 11th Street SW, between 17th Avenue SW and 18th 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 which were most recently used for adult education, a Volunteer Pre-Kindergarten (VPK) program, and Exceptional Student Education (ESE) offices. The campus is located in a single-family residential area.

At this time, the SPTAC's responsibility is to approve, approve with conditions, or deny the request to convert the use of the campus from an adult education center to the Osceola Magnet School.

ANALYSIS

According to the Interlocal Agreement for Coordinated Planning and Concurrency (ILA), SPTAC approval is required for new schools, major renovations to existing schools, and school closures (see attachment 2). In this case, staff considers conversion of the Thompson Lifelong Learning Center to a magnet school the same as the opening of a new school. Consequently, formal SPTAC approval is required.

In 1982, Thompson Elementary opened as a new elementary school. After 1999, the school experienced a significant drop in student enrollment. In an attempt to reverse that trend, the District made Thompson Elementary a magnet school. After initial improvement in student enrollment for the magnet school, enrollment again dropped off, resulting in enrollment numbers that did not justify keeping the school open. Consequently, Thompson Elementary Magnet School students were re-assigned to their home schools. That re-assignment of Thompson magnet school students did not adversely impact the level of service at affected elementary schools.

After closure of Thompson Elementary Magnet School, the District obtained SPTAC approval to formally convert the facility to the Thompson Lifelong Learning Center, and established Pre-K and adult education programs at the facility.

Recently, the School Board made the decision to move the Osceola Magnet School from its current location in Vero Beach to the "Thompson" site. With the Osceola Magnet relocation, the VPK program which is currently conducted on the subject site will be relocated to the Vero Beach Elementary School; the adult education programs will be moved to the Vero Beach High School Campus, and the ESE offices will be moved to the Freshman Learning Center. As of this time, the disposition of the existing Osceola site/facility has not been finalized; however, any formal closing or re-purposing of that facility will require review by the SPTAC.

The subject site plan proposes parking improvements, including both paved and stabilized overflow parking, to the Thompson campus. In addition, a paved parent drop-off loop will be added to increase the operational capacity of the facility. On the proposed site plan, the only new building depicted is a temporary cafeteria which will be used on an interim basis until other existing building areas can be fully remodeled.

While campus landscaping will be enhanced in the upcoming year, those landscape improvements will not be completed before Osceola Magnet School opens in August 2012. Prior to commencement of any landscape work, landscape plans will need to be provided to County staff for approval.

One ongoing concern for the Thompson campus has been off-site pedestrian improvements to provide safe pedestrian routes to the school from the surrounding neighborhood. Back in September of 2008, a Safe Walk to School plan was approved for the Thompson Campus. Although that plan was not implemented, District staff has committed to working with County Metropolitan Planning Organization (MPO) staff to update that plan and seek grants for neighborhood sidewalk construction in the upcoming years in order to provide sidewalks in the neighborhood that surrounds the school.

Based on a review of the proposed site plan, staff anticipates that there will not be an increase in the intensity of the historical use of the campus beyond that of the previous elementary school use or the present VPK and adult education uses. With the proposed physical design changes to the campus, the facility will better accommodate pick-up/drop-off traffic generated by the new school.

In this case, the roads on the north and west sides of the campus are paved and provide access to the campus. On the east and south sides of the campus, the majority of the road frontages are unpaved. Based on the campus driveway locations and the proposed traffic circulation system, the unpaved roadway segments are not required to be paved at this time. With respect to the land use impact, it is anticipated that the new school will be compatible with the surrounding area in a manner similar to the site's historical use as an elementary school.

FINDING:

Staff has found that moving the Osceola Magnet School to the Thompson campus is consistent with the county's comprehensive plan, consistent with applicable county LDRs (land development regulations), satisfies applicable requirements of the inter-local agreement, and will not adversely affect any applicable level of service.

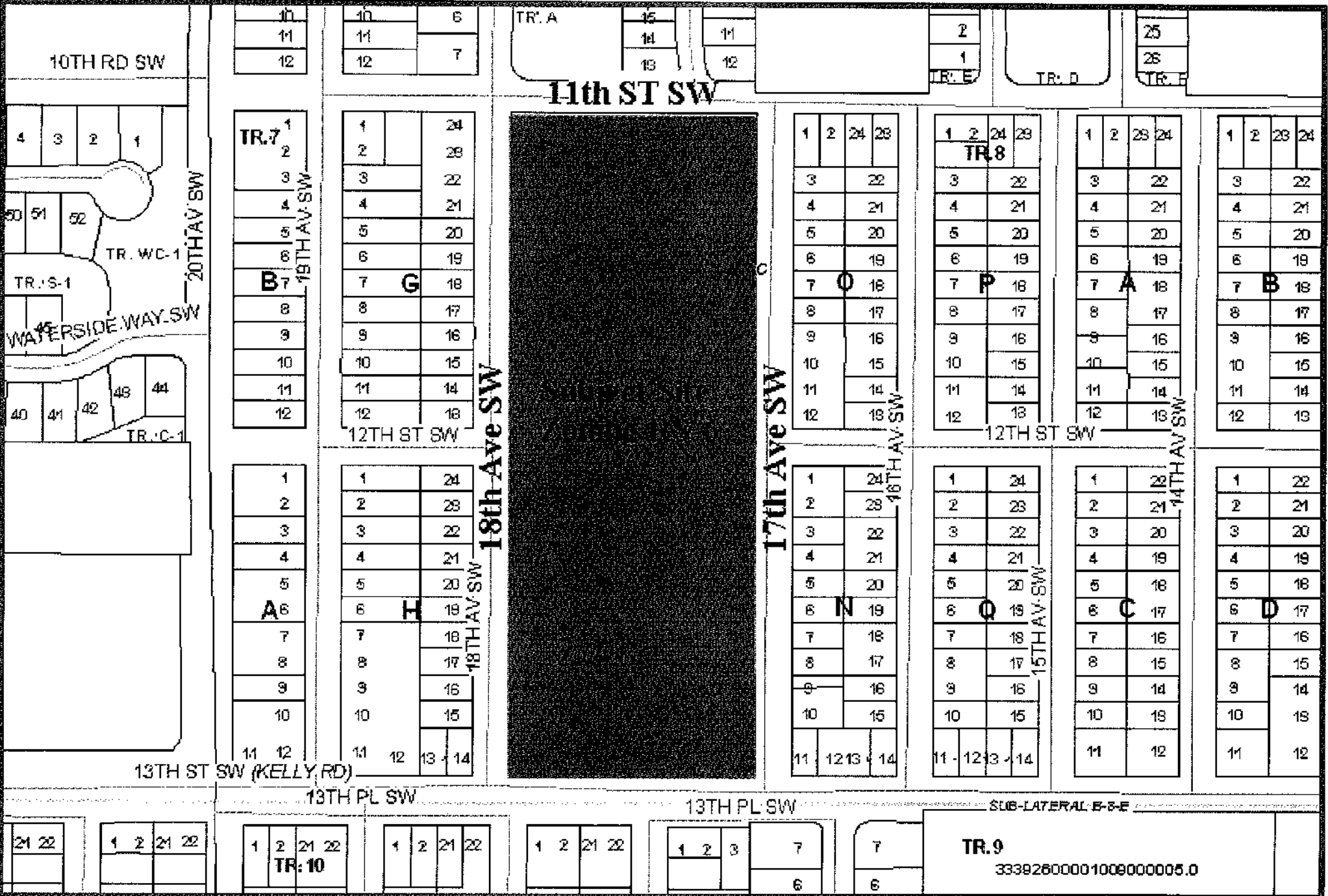
RECOMMENDATION:

Staff recommends that the SPTAC grant approval to open the Osceola Magnet School on the subject site with the following conditions:

1. Prior to commencement of any landscape work, an upgraded landscape plan shall be provided by the District for county staff review.
2. District staff shall meet with MPO staff to update the Safe Walk to School plan pedestrian improvements within the neighborhood surrounding the school and meet periodically to seek funding for those pedestrian improvements.

ATTACHMENTS:

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



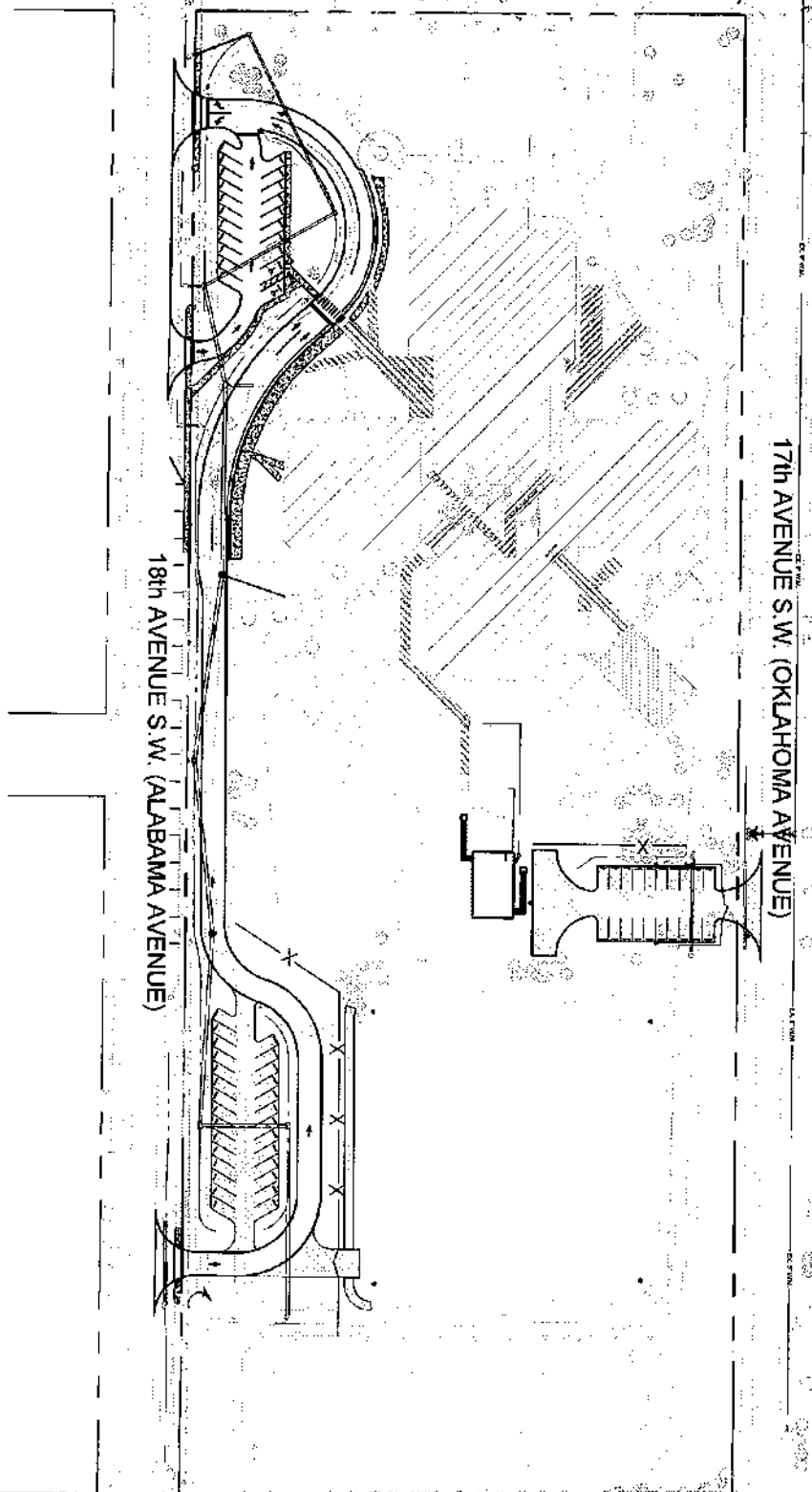
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11th STREET S.W. (NEBRASKA STREET)

18th AVENUE S.W. (ALABAMA AVENUE)

17th AVENUE S.W. (OKLAHOMA AVENUE)

13th STREET S.W. (KELLY ROAD)



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SCALE: (1 Inch = 150 Feet)



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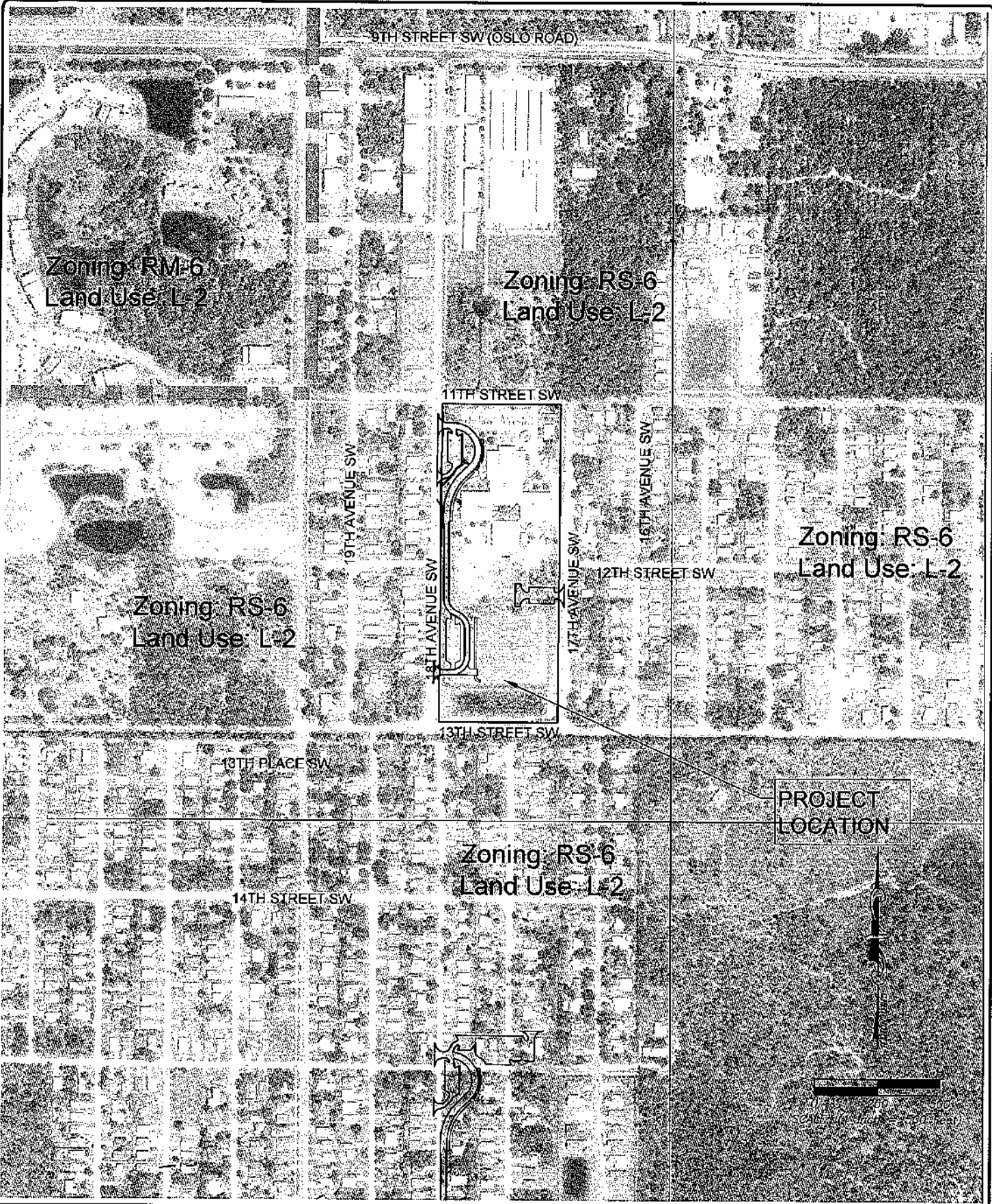
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 PROJ # : 08-24e
 DRAWN BY : GDS
 APPD. BY : PSW
 PLOT BY : Ben Speed
 REF # : 13315-G2
 E.B. & P.G. :

THOMPSON LEARNING CENTER
 PAVING, GRADING, DRAINAGE, & UTILITY IMPROVEMENTS

SITE PLAN

SHEET
2 of 2
 Dwg. #: E-1663-12

ATTACHMENT 2



DATE: 03/12/2012 11:00 AM
 PROJECT: 1708 21st STREET SW, VERO BEACH, FL 32960
 DRAWN BY: BGS
 APPD BY: PSW
 PLOT BY: Ben Speed
 REF: 19313 C2
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 PLOT BY : Ben Speed
 REF. # : 19313 C2
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THOMPSON LEARNING CENTER
 PAVING, GRADING, DRAINAGE, & UTILITY IMPROVEMENTS
AERIAL PLAN

SHEET
1 of 2
 Dwg. #: E-1663-12

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.