



**SPTAC
First Meeting
Fellsmere Elementary
2:00 PM**

**SCHOOL PLANNING TECHNICAL ADVISORY COMMITTEE
(School Site in City of Fellsmere)**

Stan Boling, County Planning Director
Chris Mora, Public Works Director
Mike Redstone, Assistant Recreation Director
Vincent Burke, Utilities Director
Jason Nunemaker, Fellsmere City Manager

Chris Kafer, County Engineer
Phil Matson, County MPO Director
Carter Morrison, School District
County Sheriff's Office

The School Planning Technical Advisory Committee will meet at **2:00 p.m. ON FRIDAY, April 19, 2013**, 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 June 7, 2012 Meeting
3. Indian River County School District's Request for Approval for a Major Renovation and Additions to Fellsmere Elementary School (50 North Cypress Street / 31-37-00-00009-0000-00000.1)
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; **Phil Matson**, IRC Metropolitan Planning Organization Staff Director; **Mike Redstone**, IRC Assistant Recreation Director; **Chris Kafer** IRC County Engineer; **Nick Westenberger**, Indian River School District; and **Carol Johnson**, Indian River School District

Absent was: **Erik Olson**, IRC Utilities Director; **Chris Mora**, IRC Public Works Director **David Fleetwood**, IRC Parks Superintendent; **Chris McCarthy**, City of Sebastian Planning Department Representative; **Sheriff Deryl Loar**, IRC Sheriff's Department and **Susan Olson**, School Board Executive Director of Facilities Planning and Construction. (All excused).

Also present were: **John McCoy**, IRC Senior Planner; **Michael Nixon**, IRC Engineering; **Patrick Walther**, Carter Associates; **Ben Speed**, Carter Associates; and **Laura E. Vasquez**, Commissioner Assistant, District 2.

Call to Order

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

Approval of August 11, 2011 Minutes

ON MOTION BY Mrs. Johnson, SECONDED BY Mr. Redstone, the members voted unanimously (7-0) to approve the August 11, 2011 minutes as submitted.

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

Mr. Boling stated the SPTAC was to give final approval to open the Osceola Magnet School on the old "Thompson" campus. He said the campus had gone through different changes, first, it was a conventional elementary school, and then it was a magnet school and later re-purposed as a lifelong learning center with adult education center that included VPK programs along with some offices. Mr. Boling stated under the Inter-Local Agreement (ILA) Osceola Elementary was treated and considered a new school.

Mr. Boling stated when the School Board makes a decision on what will happen to the existing site of Osceola, whether it will be closed or re-purposed, it will come through the SPTAC and the School board will work with the City of Vero Beach (COVB) staff as well as County staff.

Mr. John McCoy, IRC Senior Planner reviewed his memorandum dated May 31, 2012, a copy of which is on file in the Commission office. He said the VPK program which was currently on site would be relocated to the new Vero Beach Elementary campus, and the ESE offices would be moved to the Freshman Learning Center (FLC) and the adult education would be moved to the Vero Beach High School.

Mr. McCoy stated there was parking improvements made to include both paved and stabilized overflow parking and a paved parent drop-off loop. He said there was a temporary cafeteria which was to be used on an interim basis until the existing area could be remodeled.

Staff recommends the SPTAC grant the 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 the Metropolitan Planning Organization (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.

ON MOTION BY Mr. Redstone, SECONDED BY Mr. Matson, the members voted unanimously (7-0) to approve the 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 Ave SW) with the recommended conditions.

Ms. Johnson said she was looking forward to the school opening in August and appreciated County staff and engineers for all their hard work.

Adjournment

There being no further business, the meeting adjourned at 3:20 p.m.

**INDIAN RIVER COUNTY, FLORIDA
MEMORANDUM**

TO: 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, ^{IWM} Current Development

DATE: April 8, 2013

SUBJECT: Indian River County School District's Request for Approval for a Major Renovation and Additions to Fellsmere Elementary School (50 North Cypress Street / 31-37-00-00009-0000-00000.1)

It is requested that the data herein presented be given formal consideration by the School Planning Technical Advisory Committee at its meeting of April 19, 2013.

DESCRIPTION & CONDITIONS

• **Public School Planning Interlocal Agreement**

Consistent with state requirements, Indian River County, the Indian River County School Board, the Cities of Fellsmere, Sebastian, and Vero Beach, and the Town of Indian River Shores entered into an "Interlocal Agreement for Coordinated School Planning and School Concurrence" (ILA). That agreement promotes the exchange of data and information related to public school planning. As such, the county provides population growth forecast data by small "neighborhood" areas (traffic analysis zones), each local government provides residential building permit data information on proposed residential projects, and school district staff provides school enrollment and capacity data by school and school type. In addition, school district staff provides information on proposed capacity-producing school facility projects as well as local and DOE (state department of education) student enrollment projections. Those data are used to evaluate how current and projected student enrollment will be accommodated by current and planned school facilities.

The ILA also established a number of committees, including the School Planning Technical Advisory Committee (SPTAC). That committee, consisting of staff from various departments of the county, the school board, and an affected municipality, reviews proposed new school sites and proposed school renovation projects (see attachment #1). Under the ILA, the SPTAC has the responsibility to evaluate and approve proposals to acquire and develop new public school sites (see attachment #2) and to review and approve major renovations and additions such as the current proposal to renovate and make additions to Fellsmere Elementary School (see attachment #3).

Pursuant to ILA sections 7.2 and 7.4, additions and renovations to existing school facilities are to be generally consistent with applicable comprehensive plan and land development regulations, allowing for minor inconsistencies.

- **Proposed Fellsmere Elementary School Renovation**

Located in the City of Fellsmere, the Fellsmere Elementary School site lies one block north of CR512 between North Maple and North Cypress streets. The surrounding area is largely residential, and local roads adjacent to the site serve the school and surrounding residential area. As proposed, the renovation and additions will accommodate 750 permanent student stations.

On behalf of the Indian River County School District, Carter Associates, Inc. has submitted a request to construct a major renovation to the existing Fellsmere elementary school campus. Proposed renovations include a 2 story classroom addition, a new cafeteria, traffic circulation improvements, stormwater management improvements, new mechanical equipment, and removal of existing structures. The project is needed to accommodate existing and projected student enrollment and is in the District's 5 year facilities plan.

The request has been reviewed and approved by the county's Technical Review Committee (TRC) and City of Fellsmere staff, and is now to be considered by the School Planning Technical Advisory Committee (SPTAC). In this case, Fellsmere staff has conducted a technical review of the project site plan and has indicated that the proposed project is consistent with Fellsmere's comprehensive plan and applicable land development regulations, including building setbacks, building orientation and articulation, building height, buffers, signage, vehicle and pedestrian circulation, and infrastructure.

At this time, 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 and support the redeveloped elementary school.

ANALYSIS

Fellsmere Elementary School is approximately 32 years old, with the subject site having been acquired in 1981. At approximately 9.76 acres, the Fellsmere campus is relatively compact and small in size for an elementary school. That limits the District's re-development options and, in this case, necessitated a partnership with the City of Fellsmere to construct some shared stormwater management improvements on city-owned property adjacent to the school. Overall, the District proposes to enlarge the current school by adding a 2 story classroom wing and a new cafeteria, removing the existing traffic circulation system and constructing a new internal traffic circulation system, expanding the stormwater management system, and making utility, playground and security related improvements. In so doing, the District intends to sequence project construction in a manner that will allow continued operation of the campus. The proposed improvements will facilitate removal of most of the portable classrooms from the campus.

- **On-Site Improvements**

- **Campus Size :** 9.76 acres

- **Student Enrollment:** Existing Capacity: 746 students (permanent student stations and portables)
Proposed Capacity: 750 students (permanent student stations)

Note: The net increase in total student capacity (permanent stations and portables) is 4. The school is permitted with the State for 750 permanent student stations.

- **Parking for New School:** Existing: 50 spaces
Required: 84 spaces (City Code)
Provided: 100 spaces

Note: Due to the compact size of the campus and the existing building improvements, the amount of site area available for off street parking is limited. As proposed, the entire internal circulation system, including the existing 50 parking spaces, will be removed and replaced by a new internal circulation system that will provide access to 100 new spaces. The new internal circulation plan includes parking spaces that are internally accessed, but extend into the City right-of-way. The ability to construct parking spaces within the City right-of-way has been approved by the City through a separate agreement with the District.

- **Open Space:** Provided at project completion: 51.6%

Note: Under Fellsmere's regulations, there is no minimum open space percentage for institutional uses.

- **Traffic Circulation:** The proposed internal circulation system consists of 3 driveways to Cypress Street. While the northernmost driveway is 24' wide and ingress only, the central driving aisle is a 30' wide exit only driveway, and the southern driveway is a 16' wide exit only driveway. The internal circulation plan provides for a one-way flow from north to south for both access to parking and for the parent pick-up/drop-off. The bus pick-up and drop-off will continue to be accessed from Magnolia Street. The District is working with the City to provide millings to improve the segment of Magnolia Street from CR512 to the bus loop.

- **Building Floor Area:** Existing: 70,596 sq. ft.
Proposed: 31,515 sq. ft.
Total: 102,111 sq. ft.

Note: The proposed building area includes the 2 story classroom wing and a new cafeteria.

- **Building Setbacks:** The proposed cafeteria building will be set back 80' from the front/east property line along Cypress Street. All other cafeteria setbacks exceed 80 feet. The two story classroom wing will be set back 25' from the rear/west property line along Maple Street. All other classroom building setbacks exceed 25 feet.
- **Building Height:** The proposed two story classroom wing will be 27.6 feet in height, while the new cafeteria building will be 17 feet in height.
- **Buffers:** No buffers are required or provided. The District has coordinated with the City on a landscape plan.
- **Water & Sewer:** The existing school is connected to the City of Fellsmere utility for water and sewer, and the new improvements will be connected to the City of Fellsmere system. The District will be making sewer improvements as part of the renovation.

- **Landscape and Buffering:** The applicant has submitted a landscape plan that is acceptable to City of Fellsmere staff.
- **Recreation:** Recreation facilities are being relocated and renovated on the campus.
- **Security:** Security will be enhanced by fencing provided around the buildings and other campus facilities. Most of the fencing will be 6' black vinyl clad chain link.
- **Signs:** No new school signs are proposed with this project.

- **Off-Site Improvements & Responsibilities**

In order for the school to function efficiently, several off-site improvements need to be completed as part of the project. Those improvements are described below.

- **Stormwater Management:** The District is providing stormwater management improvements to treat run-off from existing facilities and for all additions and new development. That stormwater system includes off-site drainage improvements on City-owned property located across from the school on the east side of Cypress Street. The off-site drainage improvements that will be shared with the City of Fellsmere are formally addressed through a separate agreement between the City and the District. The District will obtain a St. Johns River Water Management permit for all of the proposed drainage work.
- **Sidewalks:** The District is installing a short segment of sidewalk to provide pedestrian access from the school south to the CR512/Cypress Street intersection. The District will continue to work with the Metropolitan Planning Organization (MPO) to evaluate area sidewalks and pedestrian needs through the safe routes to school program.
- **Utilities:** The District is making wastewater improvements, including construction of a new lift station. The utility construction is addressed in a separate agreement between the District and the City.
- **Magnolia Street Improvement:** North Magnolia Street from CR512 to the school serves as the access to the bus loop. Currently, this segment of North Magnolia is unpaved. The District is working with the City of Fellsmere to improve this segment of Magnolia with millings to stabilize the road surface.

The District is committed to providing the improvements described above.

FINDINGS:

The City of Fellsmere has found that the proposed site plan is consistent with the city's comprehensive plan, is generally consistent with city's LDRs (land development regulations), and that the site plan satisfies applicable requirements of the interlocal agreement, including the specific project elements listed in ILA section 7.2. In addition, the county's Technical Review Committee has reviewed and approved the site plan, subject to the District providing the off-site improvements described above.

RECOMMENDATION:

The Technical Review Committee and City of Fellsmere staff recommend that the SPTAC grant site plan approval for the renovation of the Fellsmere Elementary School campus, subject to the District providing the off-site improvements described above.

ATTACHMENTS:

1. ILA Section 2.3
2. ILA Section 6
3. ILA Section 7
4. Location Map
5. Site Plan Lay-Out

- 2.1 A Staff Working Group (SWG), consisting of the Indian River County Community Development Director, the Indian River County Planning Director, the Planning or Community Development Director or City Manager of the Cities of Sebastian, Vero Beach, and Fellsmere, the Town of Indian River Shores, the Indian River County School District's Assistant Superintendent for Planning and Operations, and the Indian River County School District's Director of Facilities Planning and Construction.
- 2.2 An Elected Officials Oversight Committee (EOOC), consisting of the County Commission Chairman, the Mayors of Vero Beach, Sebastian, Indian River Shores and Fellsmere, the Regional Planning Council Chairman, and the School Board Chairman.
- * 2.3 A School Planning Technical Advisory Committee (SPTAC), consisting of representatives from the following agencies:
- (a) Planning Director from the Indian River County Planning Division and, if applicable, any affected Cities' City Planning or Community Development Director, City Manager or designated staff person;
 - (b) County Engineer from the Indian River County Engineering Division and, if applicable, any affected Cities' City Engineer;
 - (c) County Traffic Engineer from the Indian River County Traffic Engineering Division and, if applicable, any affected Cities' Traffic Engineer or Public Works director;
 - (d) MPO Director from the Indian River County Metropolitan Planning Organization (MPO);
 - (e) Assistant Superintendent for Planning and Operations from the Indian River County School District;
 - (f) Director of Facilities Planning and Construction from the Indian River County School District;
 - (g) Director from affected water and sewer utility providers;
 - (h) Director of the Indian River County Parks and Recreation Department and, if applicable, any affected Cities' Park and Recreation Director; and
 - (i) County Sheriff and, if applicable, any affected City's Police Chief.
- 2.4 A citizen oversight committee, consisting of six (6) citizens appointed by the School Board, the County, the Town of Indian River Shores, and Cities of Fellsmere, Sebastian and Vero Beach. Each jurisdiction or entity shall appoint one member.

Section 3 Joint Meetings

- 3.1 The School Planning Technical Advisory Committee (SPTAC) shall, at a minimum, meet in accordance with Section 6 of this Agreement at the School Board Administration Building, unless re-located by agreement). The SPTAC shall review site selection proposals and site plans for new schools and major renovations. The School District Director of Facilities Planning and Construction will

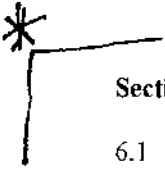
- 4.3 The Staff Working Group will meet in accordance with the Timeline Schedule (Appendix A) to review, adjust if needed, and approve the School Board staff's allocation of projected student enrollment into School Service Areas.
- 4.4 The student enrollment projections and their allocation to School Service Areas will be included in the school concurrency assessment report provided to the County and Cities each year as specified in the Timeline Schedule (Appendix A) of this Agreement.

Section 5 Annual School Concurrency and School District Educational Facilities Plan Review and Update and School Board Prerogatives

- 5.1 The County, Cities, and School District shall follow the Timeline Schedule included as Appendix A of this Agreement in annually reviewing and updating school concurrency and the School District Educational Facilities Plan.
- 5.2 School Board Prerogatives.

(a) Notwithstanding any provisions in this Agreement to the contrary, including Section 5.1 above, the Parties agree that the School Board shall have sole discretion, and hence consensus among the Parties shall not be required, on the following matters:

- (1) The costs (not borne by any Local Government) and revenues that establish the economic feasibility of planned facilities contained in the School District Five-Year Facilities Work Program and the School District Capital Improvements Schedule.
- (2) Attendance Boundaries modified for the following limited purposes:
 - i. Any acquisition of land or construction of new school facilities that has been undertaken in compliance with Section 6 herein and that is consistent with the School District Five-Year Facilities Work Program, the applicable Comprehensive Plan(s) and the applicable Land Development Regulations.
 - ii. Any addition to or renovation of or closure of an existing school facility that is either exempt from or has been undertaken in compliance with Section 7 herein and that is consistent with the School District Five-Year Facilities Work Program, the applicable Comprehensive Plan(s) and the applicable Land Development Regulations.



Section 6 School Site Selection and Site Plan Approval for New Schools

- 6.1 When the need for a new school is identified in the School District Educational Facilities Plan, the School Board shall direct the School Board Site Selection Committee (SBSSC) to notify the County Administrator, the County Planning Director, a potentially affected City's City Manager or City Mayor, and SPTAC in writing that it is looking for a school site in a particular location or area. The SBSSC may provide the SPTAC with a list of two or more potential sites for evaluation as provided in Section 6.2 below. Alternatively, the SBSSC may select a single site for evaluation by the SPTAC if the staff of the affected jurisdiction (County or City) has determined that the site is consistent with its Comprehensive Plan and Land Development Regulations, and is justified under the criteria of Section 6.5 below.

- 6.2 On or before the date that any option contract has been executed for purchase of a new school site, the SBSSC, through the School District Director of Facilities Planning and Construction, shall notify the County Planning Director and, if applicable, City Planning or Community Development Director, City Manager, or designated City staff person of a potential site purchase. Upon receiving such notice and a written request, accompanied by site information, from the SBSSC, the County Planning Director and the School District Director of Facilities Planning and Construction shall jointly schedule a SPTAC meeting to be held within 14 days. The SPTAC shall meet and evaluate the proposed school site(s) under the criteria of Section 6.5 below and, if two or more sites are under consideration, rank them. The SPTAC shall submit a report and recommendation on site selection to the SBSSC within 30 days of the SPTAC meeting.
- 6.3 The SPTAC shall complete an Impact Assessment Statement (IAS) and prepare an Economic Analysis (EA) for any proposed school site. The IAS shall incorporate the required Section 1013.33, Florida Statutes, review regarding consistency of the proposed school site(s) with the applicable Comprehensive Plan and the criteria of Section 6.5 below. Where a site plan has been prepared for development of a proposed site, the EA shall, at a minimum, identify potential on-site and off-site improvements for the type of facility proposed, the estimated costs associated with these improvements, if such estimates are available, and the entity responsible for the cost. Identification of specific required improvements and responsibilities for providing, operating, and maintaining improvements shall be addressed at the time of site plan review, as specified in Section 6.6 below.
- 6.4 The SPTAC shall provide the IAS report, the EA report and the site plan evaluation (if a site plan is submitted for review), and, if multiple sites are submitted for review, the ranking list to the SBSSC. Using that information, the SBSSC shall make a final recommendation to the Superintendent on site selection. The Superintendent will then review the SBSSC recommendation and send an option contract to the School Board for consideration. If the School Board authorizes acquisition of the selected site, the School Board shall notify the County and each affected City in writing when the site has been purchased.
- 6.5 The following criteria will be considered by the SPTAC, the School Board, and the Local Government(s) when evaluating a potential school site:
- (a) Potential to accommodate the projected additional student population by expanding or rebuilding existing schools instead of building a new school.
 - (b) Consistency of the proposed site with any Court-ordered school desegregation mandate.
 - (c) Consistency of the proposed new site with the applicable county and/or municipal Comprehensive Plan. If the proposed site is not consistent with the applicable Comprehensive Plan(s) the appropriate process under which the School Board may request an amendment to the applicable Comprehensive Plan shall be provided.
 - (d) Extent to which the proposed site provides a logical focal point for community activities and serves as the cornerstone for innovative urban design standards, including opportunities for shared use and co-location of community facilities
 - (e) Extent to which an elementary or middle school can be located internal to residential neighborhoods and discouraged from locating adjacent to major arterial roadways.

- (f) Extent to which an elementary school can be located within reasonable walking distance of dwelling units served by the schools.
- (g) Extent to which a high school can be located on the periphery of residential neighborhoods, near thoroughfares so as to discourage traffic along residential streets in residential subdivisions.
- (h) Extent to which the proposed school site is compatible with present and projected uses of adjacent property and capable of accommodating buffers necessary to shield adjacent residences from school driveways, school drop-off and pick-up areas and school playgrounds.
- (i) Extent to which the proposed school site encourages community redevelopment and revitalization, provides efficient use of existing infrastructure, and discourages urban sprawl.
- (j) Extent to which the proposed site's acquisition and development cost is affected by the proposed location.
- (k) Extent to which the proposed school site provides safe access to residential neighborhoods by pedestrians and vehicles.
- (l) Extent to which the proposed school is served by adequate public facilities and services to support the school, or the extent to which adequate public facilities and services will be available, concurrent with the impacts of the school.
- (m) Extent to which the proposed school site contains no significant environmental constraints that would preclude development of a public school on the site.
- (n) Extent to which the proposed school will have no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as locally significant historic or archaeological resources.
- (o) Extent to which the proposed school will be located on well drained soils which are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements.
- (p) Extent to which the proposed school site is not in conflict with local government stormwater management plans or watershed management plans.
- (q) Extent to which the proposed school site is not within a floodway as delineated in the affected comprehensive plan.
- (r) Extent to which the proposed school site is large enough to accommodate the required parking, circulation, and queuing of vehicles onsite.
- (s) Extent to which the proposed school site lies outside the area regulated by Section 333.03, F.S., regarding the construction of public educational facilities in the vicinity of an airport.
- (t) Extent to which the proposed school can serve as an emergency shelter by being built according to the appropriate standards and requirements that make it an appropriate emergency shelter.

(u) Extent to which the proposed school, if it is to be located in the unincorporated County, can meet the requirements of the County's Land Development Regulations Section 971.14(4) (Appendix "D").

6.6 No school site shall be developed without SPTAC approval. However, SPTAC approval will not be unreasonably withheld in unreasonable disregard of the School Board's Educational Facilities Plan, program requirements, Five-Year Facilities Work Program, and the criteria set forth in Section 6.5 above. In conjunction with the School Board's approval of a new school site and planning for site development, the School Board and affected Local Government(s) will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school. To aid in making such determination, the School Board shall submit a site plan of the new school 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, together with approval conditions relating to the timing and responsibility for construction, contributions toward construction, and operation and maintenance of required on-site and off-site improvements.

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

(u) Extent to which the proposed school, if it is to be located in the unincorporated County, can meet the requirements of the County's Land Development Regulations Section 971.14(4) (Appendix "D").

- 6.6 No school site shall be developed without SPTAC approval. However, SPTAC approval will not be unreasonably withheld in unreasonable disregard of the School Board's Educational Facilities Plan, program requirements, Five-Year Facilities Work Program, and the criteria set forth in Section 6.5 above. In conjunction with the School Board's approval of a new school site and planning for site development, the School Board and affected Local Government(s) will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school. To aid in making such determination, the School Board shall submit a site plan of the new school 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, together with approval conditions relating to the timing and responsibility for construction, contributions toward construction, and operation and maintenance of required on-site and off-site improvements.

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- 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.

To implement an effective school concurrency system, the Parties agree that the School District must also be afforded the opportunity to review and provide timely findings and recommendations to the County and the Cities on proposed amendments to their respective Comprehensive Plans that may not otherwise be adequately addressed above. The County and the Cities therefore agree to give the School Board written notification of meetings and hearings for residential Comprehensive Plan amendments that may affect student enrollment, enrollment projections, or school facilities or in any other way affect Available School Capacity. This notice requirement applies to comprehensive plan amendments, rezonings, developments of regional impact, and other major residential or mixed-use development projects, to the extent not already covered above, and notice will be provided to School District staff.

- 8.3 The School Board shall appoint a representative to serve on, or provide comments to, the County's Technical Review Committee (TRC). The School Board representative will receive notice in the same manner as other Technical Review Committee members. In addition, the School Board representative will be invited to participate in the Cities' development review committees when development and redevelopment proposals are submitted which could have a significant impact on student enrollment or school facilities.
- 8.4 In reviewing and approving Comprehensive Plan amendments and development proposals, the County and Cities will consider the following issues, as applicable:
- (a) The compatibility of land uses adjacent to existing schools and reserved school sites.



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FELLSMERE
ELEMENTARY
SCHOOL

FELLSMERE ELEMENTARY

CITY OF FELLSMERE TENNIS AND HANDBALL PARK

RECREATION AREA

COLORADO AV

WASHINGTON PARK

COUNTY ROAD 512 (FELLSMERE RD)

512

507

COLORADO AV

N MAPLE ST

N MAGNOLIA ST

N CYPRESS ST

N ORANGE ST

N BROADWAY ST (COUNTY ROAD 507)

PENNSYLVANIA AV

S MAPLE ST

S MAGNOLIA ST

S CYPRESS ST

S ORANGE ST

S BROADWAY ST

FELLSMERE CITY HALL

CASTLE LEAGUE PARK
PUBLIC RECREATION AREA

133

120

115

102

101

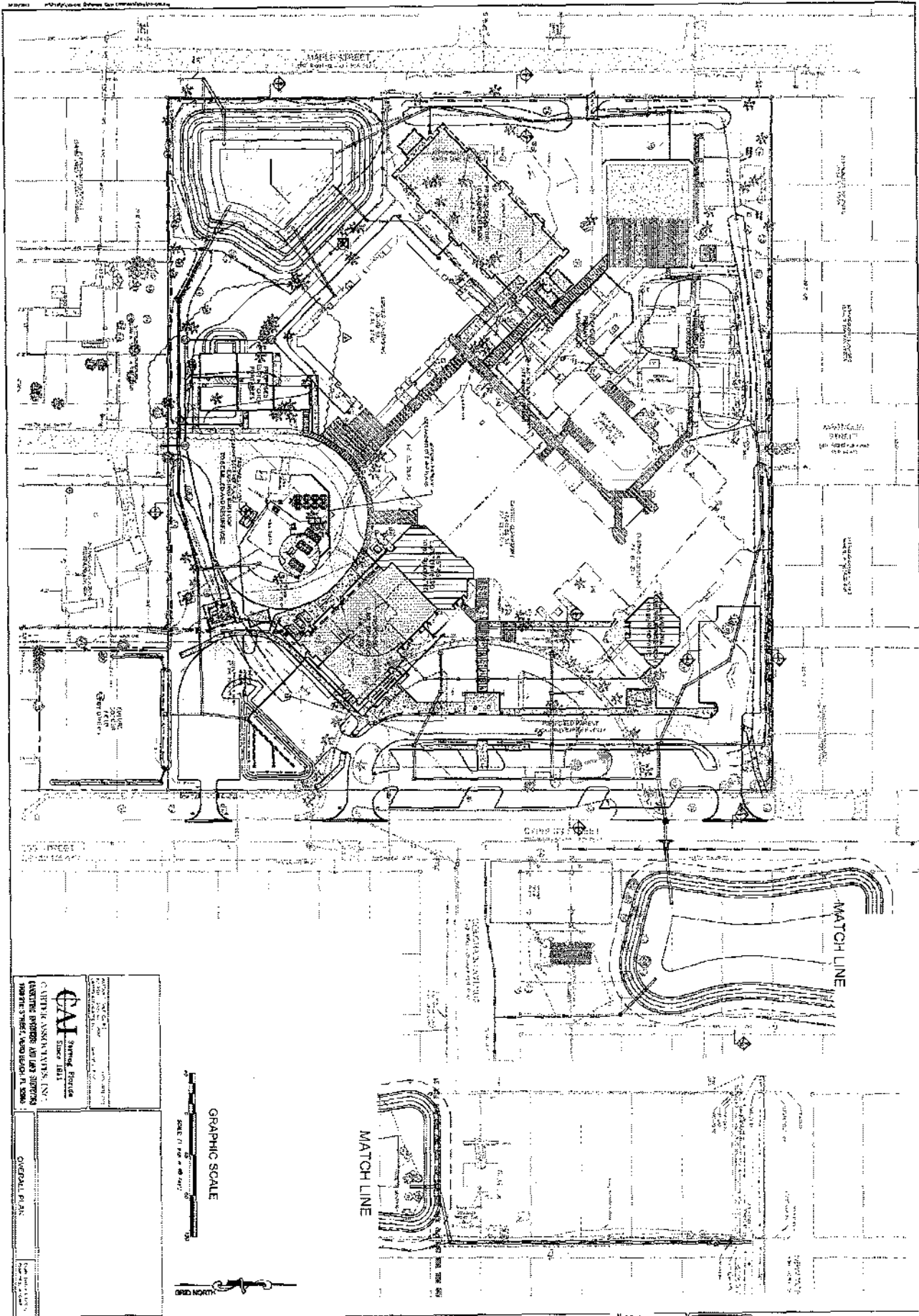
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CAI Consulting Architects
 Since 1941
 6501 N. W. 11th Street
 Fort Lauderdale, Florida 33309
 Phone: (305) 463-1111
 Fax: (305) 463-1112

PROJECT: FELLSMERE ELEMENTARY
 ADDITION AND RENOVATION
 SHEET NO. C-1

GRAPHIC SCALE
 SCALE: 1/8" = 1'-0"



PROJECT: FELLSMERE ELEMENTARY
 ADDITION AND RENOVATION
 FOR: INDIAN RIVER COUNTY SCHOOL DISTRICT
 6055 62ND AVENUE
 VERO BEACH, FLORIDA 32967

SEAL:



EDLUND, BRITENBAS, BINKLEY
 ARCHITECTS AND ASSOCIATES, P.A.
 65 ROYAL PALM POINTE, SUITE "D"
 VERO BEACH, FLORIDA 32966
 PHONE: (772) 569-4320