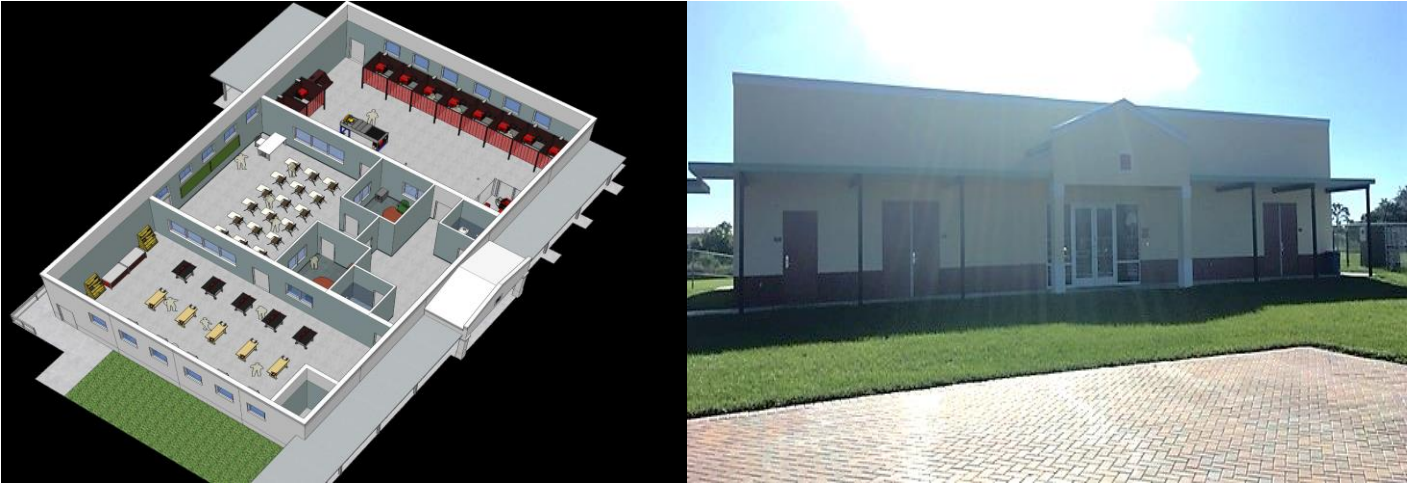
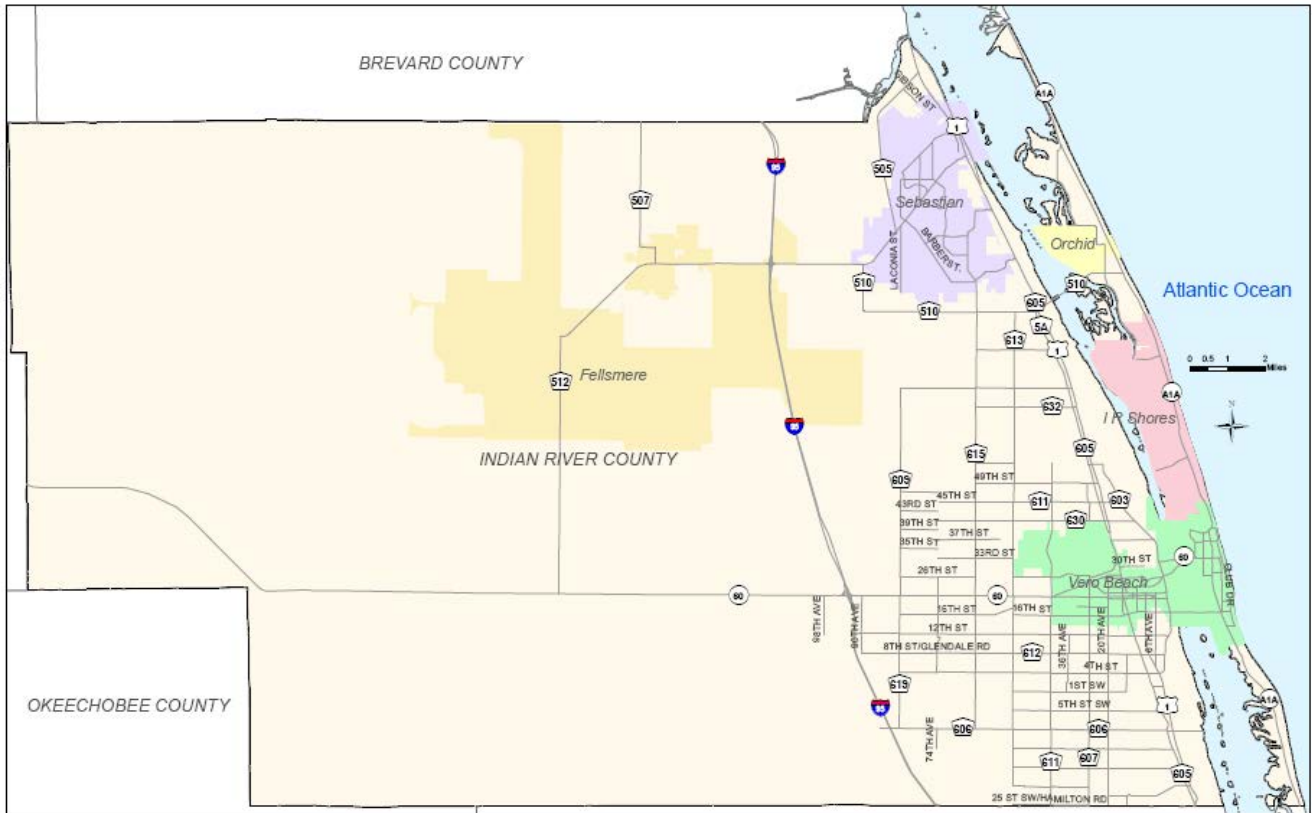


INDIAN RIVER COUNTY Annual School Concurrency Assessment Report for 2017-2018



Treasure Coast Technical College



Indian River County Planning Division
in cooperation with School District Facilities Planning



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**Indian River County
Annual School Concurrency Assessment Report for 2017-2018**

PURPOSE

In February 2008, the County, the School Board, the Town of Indian River Shores, and the Cities of Fellsmere, Sebastian, and Vero Beach, entered into an “Interlocal Agreement for Coordinated Planning and School Concurrency” (ILA). Currently, the ILA is in effect, as adopted. Among the components of the ILA was creation of a committee of county, city, and school board staff known as the Staff Working Group (SWG). Section 3.2 of the ILA requires that the SWG prepare an “...annual assessment report on the effectiveness of the school concurrency process”. This report is intended to fulfill that Section 3.2 requirement, provide background information on school concurrency, and provide a summary of changes that occurred during the report period with respect to school capacity, school demand (enrollment), school service area boundaries, school facility plans, and school level of service (LOS).

BACKGROUND

In 2005, the Florida Legislature adopted SB 360 which, among its various components, mandated that local governments and school districts adopt school concurrency provisions to ensure that the schools needed to serve residential development would be available when the impacts from the residential development occur. For Indian River County, the school concurrency adoption deadline was March 1, 2008, a deadline which the county met.

For Indian River County, the adopted school concurrency provisions are contained or referenced in the following documents:

- The ILA
- The Public School Facilities Elements of the County and Municipal Comprehensive Plans
- The Capital Improvements Elements of the County and Municipal Comprehensive Plans
- The Intergovernmental Coordination Elements of the County and Municipal Comprehensive Plans
- Chapter 910 (Concurrency Management System) of the County land development regulations

One of the principal components of concurrency is level of service (LOS). Generally, LOS is the relationship between supply and demand. For schools, LOS is expressed as a ratio of student enrollment to capacity. To measure capacity, the state has established a method based on the number of classrooms and the average class size. That method is applied throughout the state and results in a “FISH (Florida Inventory of School Houses) capacity” for each school. In the county’s concurrency system, the adopted LOS for public schools is based on this FISH capacity. For Indian River County, the adopted LOS is 100% FISH capacity. That standard applies to each of the following three school levels: elementary, middle, and high.

Overall, the school concurrency provisions recognize that the local governments within the county are generally responsible for regulating the “demand” side of student enrollment (approving, approving with conditions, or denying residential development), while the school board is generally responsible for the “supply” side of public school capacity (expanding existing schools, building new schools). Although residential development is reviewed on an individual development project and building permit basis, public school capacity is reviewed and addressed in the school board’s Five-Year Facilities Work Program, which is also known as the 5 year facilities plan. The 5 year facilities plan provides a 5 year schedule of funding, by fiscal year, of various capital projects, including capacity-producing projects. For school concurrency purposes, a capacity improvement is considered in place if it is funded within the first 3 years of the 5 year facilities plan.

For all public elementary, middle, and high schools that are not magnet schools or charter schools, the school district has established attendance zones, also known as school service area boundaries (SSABs). Those service areas are critical components of the school district’s concurrency system. That system is “location-based”, tracking and comparing the location and intensity of new residential development with the capacity of the affected elementary, middle, and high school service areas. As a result, capacity, demand, and available capacity are evaluated on a school service area boundary (SSAB) basis. With this system, concurrency is considered met if there is available capacity to serve a residential development either within the affected school service area or within an adjacent school service area.

Status of Local School Concurrency Requirement and the ILA

During its 2011 session, the state legislature passed a 349 page “growth management” bill known as HB 7207. That bill was signed by the governor on June 2, 2011, and the legislation went into effect soon thereafter. Among its various provisions, the bill made changes to portions of Florida Statutes Chapter 163 and certain public school planning and school concurrency requirements. Overall, the bill retained the state requirement for interlocal agreements between school districts and local governments to share data and to coordinate planning and development processes. The bill, however, eliminated the state mandate for school concurrency, while allowing local governments the option to continue to require and implement school concurrency. Although HB 7207 eliminated the school concurrency mandate, local governments and school districts that opt to take advantage of that allowance and eliminate local school concurrency requirements must amend their local comprehensive plans and interlocal agreements to do so.

When the Staff Working Group (SWG) met in February and March 2011, and the Citizens Oversight Committee (COC) met in April 2011, HB 7207 was going through the legislative process. Anticipating passage of the bill, the SWG and COC discussed the local experience with school concurrency and its role in resolving the Fellsmere Elementary concurrency issue the previous year. During those discussions, the SWG and COC each reached a consensus that local school concurrency requirements were beneficial and that the requirements should be continued. Consequently, no school concurrency related changes to local comprehensive plans or changes to the interlocal agreement (ILA) were recommended or made during 2011, and none have been considered to date.

Therefore, local school concurrency requirements and the 2008 ILA concurrency requirements remain in effect, and no changes to either are proposed or under consideration at this time.

SCHOOL CONCURRENCY STATUS

- STUDENT CAPACITY CHANGES FOR SCHOOLS WITH ATTENDANCE ZONES

Overall net permanent student station capacity changes district-wide for the next five years are summarized as follows:

Elementary School Capacity:	0 during 2019-2023
Middle School Capacity:	0 during 2019-2023
High School Capacity:	0 during 2019-2023

Table 1

Permanent Student Station Capacity Changes during First 3 Years of Proposed 2019-2023 5 Year Facilities Plan

Existing Schools	New Schools	Additions/ Major Renovations	Closures	Net Change	Year

Student capacity data for schools including magnet and pre-K facilities are provided on page 10 of this report.

- DEMAND CHANGES

ENROLLMENT

In 2018, district-wide student enrollment decreased by 160 students; that follows a decrease of 224 students in 2017. Student enrollment data shown for 2017 and 2018 in tables 2, 3, 4, and 5 below reflect the actual October FTE counts and varies from the state forecasts which includes the average of the Oct/Feb counts.

Table 2
Historic Actual School Enrollment 2005-2018

Year	K-5	Middle	High	Other (VPK, ALT ED, WAB, FLVS)	Total	Annual Change
2005	7,710	3,759	4,830		16,299	463
2006	7,624	3,847	4,851		16,322	23
2007	7,653	3,834	4,885		16,372	50
2008	7,258	3,847	4,838		15,943	-429
2009	7,230	3,817	4,799		15,846	-97
2010	7,265	3,818	4,546		15,629	-217
2011	7,193	3,756	4,608		15,556	-73
2012	7,270	3,636	4,657		15,563	7
2013	7,219	3,600	4,708	197	15,724	161
2014	7,341	3,559	4,670	220	15,790	66
2015	7,358	3,491	4,710	273	15,832	42
2016	7,394	3,535	4,794	283	16,006	174
*2017	7,089	3,597	4,776	320	15,782	-224
*2018	6,953	3,519	4,842	308	15,622	-160

*Table 2 shows actual enrollment for 2017 and 2018 from the October FTE counts and includes VPK, Alternative Education, Wabasso School and Florida Virtual School Students.

*Tables 3, 4, and 5 (below and next page) show actual enrollment for 2017 and 2018 from the October FTE counts for Elementary K-5, Middle 6-8 and High 9-12 only; and DOE COFTE (July 10, 2017) forecasted projections for 2019 through 2023.

Table 3
Elementary School K-5 Total Enrollment & Net Change 2017-2023

*2017	7,089	-305
*2018	6,953	-136
2019	6,775	-178
2020	6,617	-158
2021	6,491	-126
2022	6,450	-41
2023	6,414	-36

For the elementary school enrollment forecast, the DOE projections show a decline in elementary growth over the next 5 years between 2019 and 2023. The actual elementary school enrollment of 6,953 for 2018 was 65 students *higher* than the Florida Department of Education (DOE) COFTE forecast of 6,888 for 2017-18 grades K-5.

Table 4**Middle School 6-8 Total Enrollment & Net Change 2017-2023**

*2017	3,597	+62
*2018	3,519	-78
2019	3,677	+158
2020	3,718	+41
2021	3,682	-36
2022	3,634	-48
2023	3,539	-95

For the middle school enrollment forecast, the DOE projections show that in the next 5 years there will be some middle school growth between 2019 and 2020 and then a decline in enrollment between 2021 and 2023. The actual middle school enrollment of 3,519 for 2018 was 123 students *lower* than the Florida Department of Education (DOE) COFTE forecast of 3,642 for 2017-18 grades 6-8.

Table 5**High School 9-12 Total Enrollment & Net Change 2017-2023**

*2017	4,776	-18
*2018	4,842	+66
2019	4,648	-194
2020	4,762	+114
2021	4,896	+134
2022	4,920	+24
2023	5,008	+88

Generally, high school projections are impacted more by the size of the incoming 9th grade than by new housing. For that reason, high schools may show a decline in enrollment as some smaller classes move through the grades and graduate. The DOE forecasts shows a decline in 2019 and then an increase in high school growth between 2020 and 2023. The actual enrollment of 4,842 for 2018 was 253 students *higher* than the Florida Department of Education (DOE) COFTE forecast of 4,589 for 2017-18 grades 9-12.

The District's overall actual 2018 enrollment of 15,314 for the elementary, middle and high school levels only, based on the actual October 2017 count was 194 students *higher* than the Florida Department of Education (DOE) 2017-18 projected forecast of 15,120. The DOE COFTE (July 10, 2017) enrollment forecast predicts a slight decrease in overall elementary, middle and high school enrollment through 2023.

Long Term Forecast

The district's long term forecast is based on population projections provided by the Bureau of Economic and Business Research (BEBR). Those countywide projections are lower than the previous year's forecast; consequently, student enrollment projections have also been reduced from the previous long term forecast.

Population and Enrollment Forecast

	2010	2015	2020	2030
Indian River County Population	138,028*	143,326	156,500**	178,600**
Public School Student Enrollment (non-charter schools)	15,629	15,832	15,097***	Not Available

*2010 US Census

** 2017 BEBR medium projections

*** DOE 2019-20 COFTE (July 10, 2017) forecast

Permits Issued and Future Units Vested

In Indian River County, school concurrency went into effect on July 1, 2008. Since school concurrency went into effect, permits issued for construction of residential units county-wide were as follows:

2008/2009	387 units
2009/2010	260 units
2010/2011	400 units
2011/2012	308 units
2012/2013	516 units
2013/2014	625 units
2014/2015	783 units
2015/2016	1,003 units
2016/2017	1,074 units
2017/2018	1,192 units

2017/2018 New Residential Units Permitted

Month	Vero Beach	Fellsmere	IR Co.	IR Shores	Sebastian	Total
July 2017	0	0	80	0	20	100
August 2017	1	0	70	0	19	90
September 2017	1	1	28	0	6	36
October 2017	1	1	35	3	9	49
November 2017	1	0	89	2	5	97
December 2017	5	2	48	3	13	71
January 2018	1	0	109	4	24	138
February 2018	3	0	79	1	7	90
March 2018	3	0	116	4	14	137
April 2018	0	0	114	8	18	140
May 2018	17	0	101	3	21	142
June 2018	1	0	68	5	28	102
TOTALS	34	4	937	33	184	1,192

Since concurrency went into effect in Indian River County, each building permit for a residential unit in a project approved prior to July 1, 2008 has been exempt from school concurrency. Although those units were “exempt” from the school concurrency test, new students anticipated to be “generated” by those units were accounted for under the “vested demand” component of the school district’s concurrency system until the units were completed and new enrollment counts were conducted that captured the actual number of students generated by new development.

The table that follows is a summary report from the school district’s concurrency system. That table shows that there is available capacity for every school service area, with the exception of Vero Beach High School. In the

case of Vero Beach High School, the adjacency rule allows development approvals where space is available in an adjacent SSAB, which is Sebastian River High School.

Development Review Summary

School Service Area Boundary (SSAB)	Current School Capacity	Programmed School Capacity*	Total School Capacity	(Oct FTE) Current Enrollment	**Vested Demand	Total Demand	***Available Capacity
Beachland ES	580	0	580	466	0	466	114
Citrus ES	892	0	892	720	0	720	172
Dodgertown ES	584	0	584	377	0	377	207
Fellsmere ES	787	0	787	572	0	572	215
Glendale ES	684	0	684	564	0	564	120
Indian River Academy ES	604	0	604	486	0	486	118
Pelican Island ES	654	0	654	392	0	392	262
Sebastian ES	637	0	637	459	0	459	178
Treasure Coast ES	799	0	799	681	0	681	118
Vero Beach ES	796	0	796	606	0	606	190
Gifford MS	1,022	0	1,022	697	0	697	325
Oslo MS	1,026	0	1,026	841	0	841	185
Sebastian MS	1,007	0	1,007	970	0	970	37
Storm Grove MS	1,244	0	1,244	1,011	0	1,011	233
Sebastian HS	2,318	0	2,318	1,837	0	1,837	481
Vero Beach HS	2,918	0	2,918	3,005	0	3,005	-87

*Programmed Capacity includes all new capacity budgeted for construction in the next three years.

**Vested Demand includes the expected student yield from non-exempt new residential units permitted but not CO'd since the last enrollment count. Although vested student totals for each school are small, vested totals are not available at this time.

***The adjacency rule allows development approvals where space is available in an adjacent SSAB. Therefore, school concurrency may be satisfied even though "Available Capacity" for an individual school may have a negative value.

Note: *Current Enrollment does not include voluntary Pre-K (VPK) students.*

- SERVICE AREA BOUNDARY CHANGES

During the 2017-2018 report year, no new changes in Service Area Boundaries were approved.

- FACILITIES PLAN AND LOS

Facilities Work Plan

By law, the school district's facilities work plan or capital plan must balance to projected revenue. Within the 5 year facilities plan, capital projects are divided into several categories, including new construction, renovations, maintenance, furniture and equipment, and technology.

In the school district's facilities work plan that was adopted in October 2017, the projected 5 year expenditures were \$13,602,105 for new construction and remodeling projects. It is anticipated that the 2019-2023 facilities plan may reflect a slight increase in revenues and expenditures.

Capacity Producing Projects

Capacity Enhancement Projects	Capacity Added	Estimated Completion

Capacity producing projects are reflected in the School District’s 5 year school facilities plan.

Current and Projected LOS

In 2008, middle school enrollment exceeded 100% capacity. With the opening of Storm Grove Middle School in 2009, however, all middle schools remain below 85% utilization based on a mid-range (“middle”) enrollment forecast and below 90% utilization based on a high enrollment forecast.

Districtwide, the projected LOS at all grade levels is expected to be below 100% utilization through 2023. Although there are regional differences at the School Service Area Boundary level, the school district is expected to make the best use of available capacity and may adjust boundaries (attendance zones) if necessary.

Enrollment & Capacity Forecast: public schools including magnet and pre-K**

Year	Elementary Forecast	Elementary Capacity	% util	Middle Forecast	Middle Capacity	% util	High Forecast	High Capacity	% util
2009	7,290	8,228	89%	3,776	4,548	83%	4,665	4,966	94%
2010	7,342	7,696	95%	3,818	4,573	83%	4,546	4,894	93%
2011	7,501	7,696	97%	3,779	4,573	83%	4,514	4,894	92%
2012	7,339	7,696	95%	3,675	4,573	80%	4,580	4,894	94%
2013	7,306	7,791	94%	3,600	4,499	80%	4,708	5,498	86%
2014	7,516	7,761	97%	3,559	4,289	83%	4,670	5,249	89%
2015	7,517	8,272	91%	3,491	4,289	81%	4,710	5,236	90%
2016	7,553	8,272	91%	3,535	4,288	82%	4,794	5,236	91%
2017	7,254	8,526	85%	3,597	4,288	84%	4,776	5,236	91%
**2018	7,137	8,783	81%	3,519	4,299	82%	4,842	5,236	92%
2019	6,775	8,783	77%	3,677	4,299	86%	4,648	5,236	89%
2020	6,617	8,783	75%	3,718	4,299	86%	4,762	5,236	91%
2021	6,491	8,783	74%	3,682	4,299	86%	4,896	5,236	94%
2022	6,450	8,783	73%	3,634	4,299	85%	4,920	5,236	94%
2023	6,414	8,783	73%	3,539	4,299	82%	5,008	5,236	96%

*Does not include special schools (Wabasso School, Alternative Learning Center)

**2018 - Actual October 2017 FTE enrollment (*including VPK*) / Actual FISH capacity.

The table above provides enrollment information for all public schools except special schools. Because magnet schools and pre-K are not included in public school concurrency determinations, it is necessary to separately track enrollment and capacity for all non-magnet, non-pre-K, and non-special public schools. Accordingly, the table below is provided to show enrollment, capacity, and utilization of school concurrency service areas. That table does not include the capacity or the demand of magnet schools and pre-k.

Enrollment & Capacity Forecast: all public schools excluding magnet and pre-K**

Year	Elementary Forecast	Elementary Capacity	% util	Middle Forecast	Middle Capacity	% util	High Forecast	High Capacity	% util
2009	5,380	5,874	92%	3,776	4,548	83%	4,665	4,966	94%
2010	5,500	5,896	93%	3,818	4,573	83%	4,546	4,894	93%
2011	5,486	5,896	93%	3,779	4,573	83%	4,514	4,894	92%
2012	5,598	5,896	95%	3,675	4,573	80%	4,580	4,894	94%
2013	5,588	6,158	91%	3,600	4,499	80%	4,708	5,498	86%
2014	5,691	5,995	95%	3,559	4,289	83%	4,670	5,249	89%
2015	5,722	6,506	88%	3,491	4,289	81%	4,710	5,236	90%
2016	5,756	6,506	88%	3,535	4,288	82%	4,794	5,236	91%
2017	5,445	6,760	81%	3,597	4,288	84%	4,776	5,236	91%
**2018	5,323	7,017	76%	3,519	4,299	82%	4,842	5,236	92%
2019	5,145	7,017	73%	3,677	4,299	86%	4,648	5,236	89%
2020	4,987	7,017	71%	3,718	4,299	87%	4,762	5,236	91%
2021	4,861	7,017	69%	3,682	4,299	86%	4,896	5,236	94%
2022	4,820	7,017	69%	3,634	4,299	85%	4,920	5,236	94%
2023	4,784	7,017	68%	3,539	4,299	82%	5,008	5,236	96%

*Does not include special schools (Wabasso School, Alternative Learning Center)

**2018 - Actual October 2017 FTE enrollment (excluding Magnet & VPK) / Actual FISH capacity.

SCHOOL CONCURRENCY & COORDINATION PROCESS

Consistent with the provisions of the ILA, staff from the school district, county, and municipalities share information and meet regularly on school planning and concurrency issues. Under the ILA, the county is required each year to provide school district staff with population projections for 154 neighborhood-sized areas known as traffic analysis zones (TAZs). In the future, over 200 TAZs will be used for traffic analysis and population projections. In addition, the county and municipalities are required to provide the district with data on proposed residential development projects, residential building permits, and residential certificates of occupancy. Those data are intended to aid district staff in preparing student enrollment projections by school service area. Each year, district staff is required to provide enrollment projections by school service area. Those projections are reviewed by county and municipal staff, and are incorporated into the district’s 5 year facilities plan.

Besides its other provisions, the ILA also establishes a school concurrency review process for residential comprehensive plan amendments, rezonings, and development plan requests. That process requires applicants to provide development information to the district for school concurrency review purposes, and requires district staff to issue school capacity availability determination letters (SCADL). A SCADL identifies the amount of available school capacity and includes a determination as to whether or not sufficient school capacity exists to serve a proposed residential development.

Conditional SCADLS provide a “snapshot in time” regarding available school capacity for a project, while final SCADLS involve payment of impact fees and vesting (guaranteeing and reserving capacity) projects. If a final SCADL review shows that sufficient school capacity is not currently available to serve a proposed residential project, then the applicant may pursue mitigation options that are approved by the school district as provided in the ILA and in adopted concurrency policies and regulations. Mitigation may include school additions or other capacity-producing measures. Neither the county nor the municipalities are allowed to approve a residential development project unless adequate school capacity is available or will be made available to serve the project.

SCADLS ISSUED DURING 2017-2018

During the last year, a number of new residential land use/rezoning changes or development projects have been proposed or approved. Consequently, a number of SCADLs have been required or issued, and Sixty-One (61) were required or issued during the 2017/2018 period.

Conditional and Final SCADLs

Conditional SCADLs are issued for new residential development plans and for rezoning that increase potential residential development. Final SCADLs are issued for building permits for units within new residential development projects. For the 2017-2018 period, the school district issued ten (10) conditional SCADLs, fifty (50) final SCADLs and One (1) Exempt-Age Restricted SCADL, as shown below. Exemptions are determined for deed-restricted/age-restricted projects and projects generating no permanent residents.

Project Name	Address/Location	MF Units	SF Units	TH Units	Request
Lakes at Waterway Village	4487, 4489 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4482, 4484 Beauty Leaf Circle	2			Final
855 6 th Avenue Duplex	855 6 th Avenue	2			Conditional
Harmony Reserve	3557, 3561 Diamond Leaf Dr.		2		Final
Villas at Three Oaks	1868, 1874 Red Oak Terrace	2			Final
Villas at Three Oaks	1880, 1886 Red Oak Terrace	2			Final
Verona Trace	9883, 9885, 9887, 9889, 9891, 9893 E Villa Circle			6	Final
Verona Trace	9890, 9892, 9894, 9896, 9898, 9900 E Villa Circle			6	Final
Verona Trace	9897, 9899, 9901, 9903, 9905, 9907 E Villa Circle			6	Final
Harmony Reserve	5932, 5938 Spicewood Lane	2			Final
Harmony Reserve	6010, 6020 Spicewood Lane	2			Final
Lakes at Waterway Village	4488, 4490 Beauty Leaf Circle	2			Final
Harmony Reserve	5956, 5962 Spicewood Lane	2			Final
Verona Trace	9876, 9878, 9880, 9882, 9884, 9889 E Villa Circle			6	Final
Verona Trace	9869, 9871, 9873, 9875, 9877, 9879 E Villa Circle			6	Final
18 th Street & 27 th Avenue Plat	1701 27 th Avenue		4		Conditional
Villas at Three Oaks	1831, 1837 Oak Grove Court	2			Final
Villas at Three Oaks	7474, 7480, 7486 White Oak Lane	3			Final
Arabella Reserve (revised 1/19/18)	4810 58 th Avenue		71		Conditional
Villas at Three Oaks	1819, 1825 English Oak Drive	2			Final
Villas at Three Oaks	7473, 7479, 7482 White Oak Lane	3			Final
Lakes at Waterway Village	4463, 4465 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4478, 4480 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4470, 4472 Beauty Leaf Circle	2			Final
Harmony Reserve	5980, 5986 Spicewood Lane	2			Final
Villas at Three Oaks	1832, 1838 Red Oak Terrace	2			Final
Villas at Three Oaks	7438, 7444 Oakridge Place	2			Final
Lakes at Waterway Village	4455, 4457 Beauty Leaf Circle	2			Final
Spoonbill Reserve	5550 US Highway #1	412	460		Conditional

Project Name	Address/Location	MF Units	SF Units	TH Units	Request
Kane Rezoning	2175 S A1A		4		Conditional
Lakes at Waterway Village	4454, 4456 Beauty Leaf Circle	2			Final
Foxwood Development (Townhomes)	2700, 2800, 2850, 2900, 2955, 3005 65 th Drive			30	Conditional
Harmony Reserve	3565, 3571 Diamond Leaf Dr.	2			Final
Verona Trace	9830, 9828, 9826, 9824, 9822, 9820, 9839, 9841, 9843, 9845, 9847, 9849, 9858, 9856, 9854, 9852, 9850, 9848, 9853, 9855, 9857, 9859, 9861, 9863 E Villa Circle			24	Final
Lakes at Waterway Village	4464, 4466 Beauty Leaf Circle	2			Final
Verona Trace	9844, 9842, 9840, 9838, 9836, 9834 E Villa Circle			6	Final
Lakes at Waterway Village	4431, 4433 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4439, 4441 Beauty Leaf Circle	2			Final
Harmony Reserve	5980 33 rd Street	96	317		EXEMPT (AGE RESTRICTED)
Lakes at Waterway Village	4415, 4417 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4423, 4425 Beauty Leaf Circle	2			Final
Harbor Bluffs	1375 41 st Street	636			Conditional
John's Island Club Workforce Apartments	655 15 th Place	36			Conditional
Bridgepointe	2020 Bridgepointe Cir #105 & 106	1			Final
Villas at Three Oaks	1820, 1826 Red Oak Terrace	2			Final
Lakes at Waterway Village	4391,4393,4399,4401,4407,4409, 4448.4446 Beauty Leaf Circle	8			Final
Victoria Village	401 18 th Street			29	Conditional
Villas at Three Oaks	7491, 7497 Great Oak Place	2			Final
Lakes at Waterway Village	4447, 4449 Beauty Leaf Circle	2			Final
Wilbur ADU	7050 49 th Street		1		Conditional
Lakes at Waterway Village	4347,4349,4377,4379,4383,4385,4394,4396 Beauty Leaf Circle	8			Final
Harmony Reserve	3547,3553 Diamond Leaf Drive	2			Final
Lakes at Waterway Village	4341, 4343, 4346, 4348, 4352, 4354 Beauty Leaf Circle	6			Final
Lakes at Waterway Village	4340, 4342 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4371, 4373 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4329, 4331, 4334, 4336, 4335, 4337 Beauty Leaf Circle	6			Final
Villas at Three Oaks	1965, 1975 Chestnut Terrace	2			Final
Lakes at Waterway Village	4323, 4325, 4324, 4326 Beauty Leaf Circle	4			Final
Lakes at Waterway Village	4316, 4318, 4317, 4319 Beauty Leaf Circle	4			Final
Lakes at Waterway Village	4365, 4367 Beauty Leaf Circle	2			Final
Lakes at Waterway Village	4310, 4312, 4311, 4313 Beauty Leaf Circle	4			Final

CHALLENGES & ISSUES

- Concurrency System

Since school concurrency was adopted countywide in 2008, initial implementation of the school concurrency process occurred during the 2008/2009 report period. Due to market and overall economic conditions since that time, the number of residential projects subject to school concurrency review has been small. As a result, only a few school concurrency evaluations have been made each year under the system. After initial adjustments were made to the concurrency process during the 2008/2009 report period, the process has operated adequately and in a timely manner. Despite that success, school district and county staff are researching and discussing ways to change some of the concurrency system procedures to make the system simpler to account for new residential units. To that end, staff may recommend various system changes in the future.

- Level of Service

Based upon projected student enrollment and school facilities plans, no level of service problems are anticipated in the near future. Although currently there is no available permanent student station capacity at Vero Beach High School, there is a significant amount of permanent student station capacity in the adjacent Sebastian River High School service area. Consequently, adequate available capacity for high schools exists for school concurrency purposes.

ATTACHMENTS

1. Adopted FY 2018-2022 Capital Improvement Project Summary (5 Year Facilities Plan)
2. Adopted FY 2019-2023 Public School Facilities Capital Improvements

Note: The Indian River County Interlocal Agreement for Coordinated Planning and School Concurrency is available on-line at: http://www.irccdd.com/Planning_Division/Plans_Reports.htm

Summary of Capital Improvement Program

Project	Total	Prior to 2018	FY 2018 - FY 2022	2017- 2018	2018- 2019	2019- 2020	2020- 2021	2021- 2022
Comprehensive Needs								
Modernizations & Replacements								
Glendale - Cafeteria Expansion/Renovation	3,022,426	0	3,022,426				205,221	2,817,205
TCCAIE New Construction/Renovation	1,835,000	325,000	1,510,000	1,510,000				
Subtotal Modernizations & Replacements	4,857,426	325,000	4,532,426	1,510,000	0	0	205,221	2,817,205
Subtotal Comprehensive Needs	4,857,426	325,000	4,532,426	1,510,000	0	0	205,221	2,817,205
Other Items								
Capital Maintenance								
Building Improvements/Renovations - Districtwide	1,575,000	0	1,575,000	50,000	150,000	1,375,000		
Capital Maintenance	4,931,976	0	4,931,976	747,160	822,160	822,160	968,336	1,572,160
Chiller Replacement	5,744,160	0	5,744,160	750,000	1,345,000	799,160	1,950,000	900,000
Flooring	2,800,370	0	2,800,370	601,530	350,000	1,056,000	200,000	592,840
HVAC Repair and Replace	7,322,806	0	7,322,806	1,172,806		250,000		5,900,000
Painting/Waterproofing - Districtwide	2,261,000	0	2,261,000	50,000		461,000	1,750,000	
Paving, Covers & Sidewalks - Districtwide	848,020	0	848,020	408,020	100,000	100,000		240,000
Roofing - Districtwide	4,335,611	0	4,335,611	553,749	1,090,000	745,000	1,801,862	145,000
Site Improvements - D/W	438,389	0	438,389	15,000	300,389	123,000		
Subtotal Capital Maintenance	30,257,332	0	30,257,332	4,348,265	4,157,549	5,731,320	6,670,198	9,350,000
Safety, Security, and Environmental								
ADA Compliance-Districtwide	211,000	0	211,000	51,000		160,000		
Dodgertown Elementary Kalwall Roof Replacement	357,816	0	357,816			357,816		
Fire Alarm Upgrade - Districtwide	1,735,000	0	1,735,000	310,000	200,000	425,000	800,000	
Gifford Middle Kalwall Roof Replacement	1,600,000	0	1,600,000			600,000	1,000,000	
Health & Life Safety	10,184,612	0	10,184,612	1,473,531	2,982,410	2,623,903	1,853,930	1,250,838
Oslo Middle - Lockerroom Renovation	654,176	0	654,176	200,000	454,176			

Project	Total	Prior to 2018	FY 2018 - FY 2022	2017- 2018	2018- 2019	2019- 2020	2020- 2021	2021- 2022
Playground Equipment	1,785,953	0	1,785,953	340,953	395,000	350,000	350,000	350,000
SRHS - Stadium/Gym Locker Room Renovations	2,415,105	0	2,415,105	52,113	1,500,000	862,992		
VBHS - Freshman Learning Center Locker/Bathroom Renovation	776,736	200,000	576,736	576,736				
Wabasso School HVAC Renovation	2,141,520	0	2,141,520	391,520			1,750,000	
Subtotal Safety, Security, and Environmental	21,861,918	200,000	21,661,918	3,395,853	5,531,586	5,379,711	5,753,930	1,600,838
Relocatables								
Relocatable Leasing	2,200,000	0	2,200,000	600,000	400,000	400,000	400,000	400,000
Subtotal Relocatables	2,200,000	0	2,200,000	600,000	400,000	400,000	400,000	400,000
Educational Technology								
District Technology	500,000	0	500,000					500,000
Subtotal Educational Technology	500,000	0	500,000					500,000
Furniture & Equipment								
Furniture, Fixtures & Equipment D/W	1,325,000	0	1,325,000	250,000	250,000	325,000	250,000	250,000
Performing Arts Allocation Districtwide	100,000	0	100,000		25,000	50,000	25,000	
School Buses/Vehicles	5,750,000	0	5,750,000	1,050,000	1,250,000	1,150,000	1,250,000	1,050,000
Subtotal Furniture & Equipment	7,175,000	0	7,175,000	1,300,000	1,525,000	1,525,000	1,525,000	1,300,000
Subtotal Other Items	61,994,250	200,000	61,794,250	9,644,118	11,614,135	13,036,031	14,349,128	13,150,838
Total Projects	66,851,676	525,000	66,326,676	11,154,118	11,614,135	13,036,031	14,554,349	15,968,043

Summary of Capital Improvement Program

Project	Total	Prior to 2019	FY 2019 - FY 2023	2018- 2019	2019- 2020	2020- 2021	2021 2022	2022- 2023
Comprehensive Needs								
Modernizations & Replacements								
Glendale - Cafeteria Expansion/Renovation	3,022,426	0	3,022,426			205,221	2,817,205	
Sebastian River Middle - Cafeteria Renovation	5,000,000	0	5,000,000					5,000,000
Subtotal Modernizations & Replacements	8,022,426	0	8,022,426	0	0	205,221	2,817,205	5,000,000
Subtotal Comprehensive Needs	8,022,426	0	8,022,426	0	0	205,221	2,817,205	5,000,000
Other Items								
Capital Maintenance								
Building Improvements/Renovations - Districtwide	2,815,000	0	2,815,000		1,045,000	650,000	300,000	820,000
Capital Maintenance	6,214,976	0	6,214,976	1,019,160	1,083,160	968,336	1,572,160	1,572,160
Chiller Replacement	4,176,656	0	4,176,656	895,000	999,160	1,682,496	600,000	
Flooring	2,726,840	0	2,726,840	290,000	1,056,000	200,000	592,840	588,000
HVAC Repair and Replace	7,050,000	0	7,050,000		250,000		5,900,000	900,000
Painting/Waterproofing - Districtwide	3,550,000	0	3,550,000			1,950,000		1,600,000
Paving, Covers & Sidewalks - Districtwide	570,000	0	570,000				240,000	330,000
Roofing - Districtwide	3,604,302	0	3,604,302	970,000	542,440	1,801,862	145,000	145,000
Site Improvements - District Wide	969,550	0	969,550	43,000	426,550	500,000		
Subtotal Capital Maintenance	31,677,324	0	31,677,324	3,217,160	5,402,310	7,752,694	9,350,000	5,955,160
Safety, Security, and Environmental								
ADA Compliance-Districtwide	160,000	0	160,000		160,000			
Dodgertown Elementary Kalwall Roof Replacement	357,816	0	357,816		357,816			
Fire Alarm Upgrade - Districtwide	1,425,000	0	1,425,000	200,000	425,000	800,000		
Gifford Middle Kalwal Roof Replacement	2,193,494	0	2,193,494		600,000	1,593,494		
Health & Life Safety	8,494,898	0	8,494,898	1,675,428	1,308,573	1,240,856	1,344,282	2,925,759
Oslo Middle - Lockerroom Renovation	450,886	200,000	250,886	250,886				
Pelican Island Traffic Improvements	800,000	0	800,000					800,000

Project	Total	Prior to 2019	FY 2019 - FY 2023	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Playground Equipment	1,795,000	0	1,795,000	395,000	350,000	350,000	350,000	350,000
Security Enhancements - Districtwide	3,547,000	0	3,547,000	3,272,000	275,000			
SRHS - Stadium/Gym Locker Room Renovations	2,415,105	52,113	2,362,992	1,500,000	862,992			
VBHS - Freshman Learning Center Locker/Bathroom Renovation	750,000	0	750,000		750,000			
Subtotal Safety, Security, and Environmental	22,389,199	252,113	22,137,086	7,293,314	5,089,381	3,984,350	1,694,282	4,075,759
Relocatables								
Relocatable Leasing	2,000,000	0	2,000,000	400,000	400,000	400,000	400,000	400,000
Subtotal Relocatables	2,000,000	0	2,000,000	400,000	400,000	400,000	400,000	400,000
Furniture & Equipment								
Furniture, Fixtures & Equipment D/W	1,873,000	0	1,873,000	308,000	565,000	500,000	250,000	250,000
Performing Arts Allocation Districtwide	150,000	0	150,000	25,000	50,000	25,000		50,000
School Buses/Vehicles	5,800,000	0	5,800,000	1,100,000	1,150,000	1,250,000	1,050,000	1,250,000
Subtotal Furniture & Equipment	7,823,000	0	7,823,000	1,433,000	1,765,000	1,775,000	1,300,000	1,550,000
Subtotal Other Items	63,889,523	252,113	63,637,410	12,343,474	12,656,691	13,912,044	12,744,282	11,980,919
Total Projects	71,911,949	252,113	71,659,836	12,343,474	12,656,691	14,117,265	15,561,487	16,980,919

Project Title : Glendale - Cafeteria Expansion/Renovation **Project Type :** Modernizations & Replacements
Project ID : 9018ES99020
Planning Zone :

Funding

	Total	Prior FY	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023
Land Acquisition								
Planning & Design	\$205,221					\$205,221		
Construction	\$2,817,205						\$2,817,205	
Furniture & Equipment								
Other								
Total	\$3,022,426					\$205,221	\$2,817,205	
Construction includes Site Development		Other includes CIP projects, Legal, Portables, Project Contingency, Testing, etc.						

Project Description

Expansion and Renovation of existing Cafeteria/Kitchen/Dining.

Project Status:
Design Start Date : 2020
Construction Start Date : 2021
Scheduled Open Date : 2022

Justification

Coordination