



8. PUBLIC SCHOOLS ELEMENT



PUBLIC SCHOOLS ELEMENT

Schools are the cornerstones of community planning and design and it is a priority of the City of Sebastian to ensure a high quality public school environment and diverse education system. The **Public Schools Element** requires that public school facilities are provided in a timely manner in the City. This Element sets the foundation for the coordination with the School District of Indian River County to correct existing school deficiencies and address future needs through implementation of adopted Level of Service (LOS) standards.

PUBLIC SCHOOLS ELEMENT HIGHLIGHTS

1. Ensures the coordination with the School District of Indian River County in order to implement adopted Level of Service (LOS) standards;
2. Requires a concurrency management system to ensure that the LOS standard that has been established is maintained;
3. Encourages the siting and design of school facilities to serve as focal points for the community and ensures compatibility with adjacent land uses; and
4. Encourages safe student access by coordinating the construction of new and expanded neighborhoods with safe road and sidewalk connections to schools.





GOALS, OBJECTIVES, & POLICIES

Goal 8-1: Provide Quality Education.

As a basic tenet of community life, it is the goal of the City of Sebastian to contribute to a high quality public school environment and diverse education system.

Objective 8-1.1: Level of Service Standards. The City shall coordinate with the School District of Indian River County (aka school board) to correct existing deficiencies and address future needs through implementation of adopted level of service standards and appropriate public school facility service area boundaries.

Policy 8-1.1.1: Adoption of Level of Service Standards (LOS). The City of Sebastian adopts LOS of 100% of FISH capacity for each year of the five year planning period(s) and through the long term planning period for each School Service Area.

Policy 8-1.1.2: Use of Level of Service Standards. The City shall use its concurrency management system to ensure that the level of service standard that has been established by the school district for each type of school is maintained.

Policy 8-1.1.3: Adoption of School Service Area Boundaries (SSAB). The City of Sebastian adopts the School Board's current public school attendance boundaries, as the School Service Area Boundaries (SSAB). The SSAB exclude magnet and charter schools.

Policy 8-1.1.4: Guidelines and Standards for the Modification of Concurrency Service Areas. Any party to the Indian River County Interlocal Agreement for Coordinated Planning and School Concurrency (Interlocal Agreement), as adopted February 2008, may propose a change to the SSAB. Prior to adopting any change, the School Board will verify that as a result of the change:

- As future boundary modifications are required for schools programmed in the School District Five-Year Facilities Work Program, school Attendance Boundaries shall be modified to the greatest extent possible to provide that Attendance Boundaries be coterminous with traffic analysis zone boundaries.
- As long as a School Service Area is aligned with a School Attendance Zone, the School Board may unilaterally amend, without the consent or comment of any other Party, the zone's Attendance Boundaries and hence the School Service Area. Any Party may, however, propose a modification to the School Service Area Boundaries that departs from the requirement that each School Service Area be aligned solely with a School Attendance Zone. In that event, the change may only be made in accordance with the Interlocal Agreement, whichever Section is applicable. Prior to adopting any change, whether pursuant to the Interlocal Agreement, the School District must verify that as a result of the modification:
- The adopted LOS standards will be achieved and maintained for each year of the five-year planning period; and the utilization of School Capacity will be maximized to the great extent



possible, taking into account transportation costs, court approved desegregation plans and other relevant factors.

Policy 8-1.1.5: Consideration of Adjacent School Service Areas. If the projected student growth from a residential development causes the adopted LOS to be exceeded in the SSAB, an adjacent SSAB which is contiguous with and touches the boundary of the school service area within which the proposed development is located shall be evaluated for available capacity. An adjacency evaluation review shall be conducted as follows:

- In conducting the adjacency review, the School Board shall first use the adjacent SSAB with the most available capacity to evaluate the projected enrollment impact and, if necessary, shall continue to the next adjacent SSAB with the next most available capacity in order to ensure maximum utilization of school capacity to the greatest extent possible.
- At no time shall the shift of impact to and adjacent SSAB result in a total morning or afternoon transportation time of either elementary or secondary students to exceed fifty minutes or one hour respectively. The transportation time shall be determined by the School Board transportation routing system and measured from the school the impact is to be assigned, to the center of the parcel/plat in the amendment application, along the most direct improved public roadway free from major hazards.

Policy 8-1.1.6: Coordination of School District Capital Program. The annual update of the Capital Improvements Schedule will include review of the service area boundaries for the public school system and, if necessary, updates to the concurrency service area map.

Objective 8-1.2: Future Facility Planning. The City shall coordinate development permitting with the future siting of schools and capacity needs.

Policy 8-1.2.1: Site Size. The City will coordinate and determine the desired location of new school sites that satisfy the minimum size criteria for the type of school. The City will work with the School Board staff to identify sites for future educational facilities that meet the minimum standards of the School Board where possible and where consistent with the City's Comprehensive Plan. When the size of available sites does not meet the minimum School Board standards, the City will support the School Board in efforts to use standards more appropriate to a built urban environment. The future annexations by the City shall also consider potential sites for public school facilities.

Policy 8-1.2.2: City's participation in the Public School Planning Staff Working Group (PSPSWG). The City shall be represented via the various committees created through the Interlocal Agreement to coordinate new school facilities development and population projections.

Policy 8-1.2.2: Capacity Impact Determination. To determine the capacity impacts of new residential development, the School Board will apply student generation multipliers consistent with those prescribed in the most recently adopted Indian River County School Board and the Department of Education (DOE) student enrollment projections. The City of Sebastian will manage coordinate the timing of comprehensive plan and future land use map amendments with adequate school capacity.





Objective 8-1.3: Concurrency. The City will coordinate its development review efforts with the Indian River County School Board, the County and the cities to achieve concurrency in all public school facilities concurrent with the impacts of new residential development consistent with State Statutes.

Policy 8-1.3.1: Development Review Process. No new residential preliminary plats, site plans, or functional equivalents will be approved by the City of Sebastian until a School Capacity Availability Letter of Determination (SCADL) has been issued by the School Board verifying available capacity, unless the development is exempt from concurrency. **Table 8-1** identifies the type of concurrency certificate required for each development order type.

- A Conditional SCADL is a determination that adequate school capacity is available at the time of evaluation but does not vest school capacity. If applicable, a Conditional SCADL may list feasible mitigation options that would be required of the developer to provide sufficient school capacity to vest the project.
- A Final SCADL vests school capacity. A Final SCADL shall not be required in conjunction with a building permit if the residential unit is already vested through a previously issued Final SCADL.

Table 8-1: Concurrency Certificate Required

| Development Order | SCADL Required | Vesting Allowed ² | Vesting Required |
|---|----------------------|------------------------------|------------------|
| Comprehensive Plan Land Use Amendments and Rezonings | Conditional | No | No |
| Conceptual Development Plans | Conditional | No ¹ | No |
| Preliminary Plats | Conditional | No ¹ | No |
| Final Site Plans and Land Development Permits for Roads, Drainage and Utilities | Conditional or Final | Yes | No |
| Building Permits | Final | Yes | Yes |

Note: 1: Vesting is allowed for projects with a proportionate share agreement or an approved developer's agreement for a major roadway improvement.

2: At the time of vesting, the applicant must pay appropriate impact fees.

Policy 8-1.3.2. School Concurrency Review Process. The City in coordination with the school district shall establish a school concurrency review process for all non-exempt residential projects through its land development code(LDC). The process requirements shall include at a minimum:

- A School Impact Analysis for residential development applications (such as a land use map amendment, rezoning, site plan or preliminary plat).
- The School District will review the application for available capacity and issues either a conditional SCADL or a Final SCADL.





- Except as may be otherwise agreed upon in the Interlocal Agreement or LDC, the City shall not issue a building permit for a non-exempt residential unit unless the unit is vested for school concurrency purposes, and the City shall not vest approval of any Proposed Residential Development for such purposes until (i) confirmation is received from the School District that there is sufficient Available School Capacity to accommodate the development and (ii) impact fees have been paid.

Policy 8-1.3.3: Adoption of School Concurrency Regulations. Consistent with **Policy 8-1.3.2**, the City of Sebastian shall adopt school concurrency and proportionate fair share provisions into its LDC or utilize Indian River County’s LDC consistent with the requirements of the Interlocal Agreement.

Policy 8-1.3.4: Coordination. Coordination between the City and the School District is pursuant to the Interlocal Agreement. Obligations to the City are stated in the Interlocal Agreement.

Policy 8-1.3.5: Capacity Impact Determination. To determine the capacity impacts of new residential development, the School Board will apply student generation multipliers consistent with those prescribed in the most recently adopted Indian River County School Board and the Department of Education (DOE) student enrollment projections. The City of Sebastian will coordinate the timing of comprehensive plan and future land use map amendments with adequate school capacity.

Policy 8-1.3.6: Notification of Submittal of Residential Applications. The City shall notify the School Board’s Planner of the submittal of all residential development pre-applications or formal applications. The City shall continue to provide School Board representatives with proposed residential development agendas for pre-application conference, Development Review Committee, Local Planning Agency and City Council meetings.

Policy 8-1.3.7: Exempted Residential Uses. The following residential uses shall be exempt from the requirements of school concurrency:

- Lots and parcels of record legally created prior to July 1, 2008.
- Any new multi-family residential development that has a final site plan approval or its functional equivalent granted prior to July 1, 2008.
- Any amendment to any previously approved residential development, that does not increase the number of dwelling units or otherwise does not increase the estimated number of students generated by the development.
- Any age restricted community with no permanent residents under the age of 18 (a restrictive covenant limiting the age to 18 an older will be required).

Policy 8-1.3.8: Acceptable Types of Mitigation. In the event that there is not adequate Available School Capacity to support a development, the Indian River County School Board shall entertain Proportionate Mitigation options, and if accepted, shall enter into an enforceable and binding agreement with the developer and the City of Sebastian to mitigate the impact from the development. Specific guidelines are outlined in the Interlocal Agreement.

Objective 8-1.4: Community Focal Point. The siting and design of school facilities should serve as focal points for the community and should be compatible with adjacent land uses.





Policy 8-1.4.1: Co-location and Community Focal Point. The City shall ensure, to the extent feasible, the collocation of new school sites with parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, stadiums, libraries and other community facilities to provide access of these facilities to students.

Policy 8-1.4.2: Co-location Agreement. The City may enter into an agreement with the School Board for each instance of collocation and shared use to address operating and maintenance costs, scheduling, parking, supervision and other liability issues.

Policy 8-1.4.3: Allowable school site locations and compatibility standards. The compatibility of Schools with adjacent land uses will be ensured through the following measures:

- New school sites should not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances that would have a negative impact.
- Schools shall be located in close proximity to existing or anticipated concentrations of residential development with the exception for high schools and specialized schools which are suitable for other locations due to their characteristics.
- Public utilities, as well as police and fire protection, should be available concurrently with the construction of new school sites.
- New school sites should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles. (High Schools should be located with frontage or direct access to collector or arterial roads.)

Objective 8-1.5: Coordinating Provision of Necessary Infrastructure. The City will work to ensure the provision of infrastructure to support the necessary functions of public school facilities.

Policy 8-1.5.1: Maximizing Efficiency of Infrastructure. The City will maximize efficiency by taking advantage of existing and planned roads, water, sewer, parks and master drainage systems when planning for new school sites.

Policy 8-1.5.2: Safe student access. The City will encourage safe student access by coordinating the construction of new and expanded neighborhoods with safe road and sidewalk connections to schools.

Policy 8-1.5.3: Bicycle access and Pedestrian connection. The City will coordinate bicycle access to public schools consistent with any existing or proposed bicycle plan in the City or County, see multi-modal policies in the **Transportation & Mobility Element**.

Policy 8-1.5.4: Coordination to ensure necessary off-site improvements. New developments adjacent to existing or planned public schools shall be required where feasible to provide right-of-way for pedestrian connections to the schools from the neighborhood's sidewalk network.

- Sebastian will revise its LDC to specify that performance standards for a new development adjacent to or sharing an access road with an existing school or future school site shall mitigate the traffic impacts of the development based on safe access to the school. Such mitigation



efforts may include, but are not limited to: developer striping of crosswalks, developer installation of sidewalks, payment for safe directional/warning signage, and payment for signalization.

Policy 8-1.5.5: Intergovernmental Coordination. Specific Objectives and Policies regarding intergovernmental coordination and this Element are provided and identified in the **Governance & Implementation Element**.





DATA INVENTORY AND ANALYSIS

Introduction

Pursuant to the requirements of Chapter 163 of the 2019 Florida Statutes, the **Public Schools Element** consists of a data inventory and analysis that influences the overarching goals, objectives, and policies that ensure that public school facilities are provided in a timely manner in the City of Sebastian. The **Public Schools Element** recognizes schools as the cornerstones of community planning and design. Policies contained within the Element seek to promote and optimize intergovernmental cooperation for effective operation of the public school system.

School Concurrency Process

School concurrency ensures coordination between local governments and school boards in planning and permitting developments that affect school capacity and utilization rates. The Indian River County School Board, Indian River County Board of County Commissioners, City of Sebastian, and 3 other municipalities entered into an Interlocal Agreement in 2008, addressing the coordination of public school facilities. In 2011, the Florida Legislature adopted the Community Planning Act, which changed school concurrency from mandatory to optional. If implemented, the statutes provide standards for adopting an interlocal agreement and comprehensive plan amendments. The City has opted to maintain school concurrency and will continue to meet the state statutory requirements.

The Public School Planning Staff Working Group (PSPSWG) is comprised of staff representing each of the signatories to the Interlocal Agreement and was created to discuss and develop recommendations regarding the coordination of land use and school facilities planning. The specific areas of concern identified by PSPSWG include school capacity and level of service (LOS), population and student projections, development trends, school facilities planning and school service area boundaries, co-location and joint use opportunities, and infrastructure improvements needed to support schools and safe student access. In addition to the PSPSWG, the following committees were also established to evaluate and provide input on public school planning issues and activities.

- Staff Working Group Committee (SWG) consisting of the elected official and their designees.
- Elected Official 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, the School Board Chairman, or designated representatives.
- Citizens Oversight Committee (COC) consisting of six citizens appointed by the School Board, the County, the Town of Indian River Shores, and the Cities of Fellsmere, Sebastian and Vero Beach. Each jurisdiction or entity has appointed one member to this committee.

The committees meet several times annually and report to the participating municipalities, the School Board and the County as well as the general public. The meetings ensure that the Interlocal Agreement between the County, the School Board, and the municipalities is implemented in a timely and efficient manner. The meetings are advertised to the public with an opportunity for public participation.



Existing Conditions

Existing conditions are used to understand relationships between public school facilities, city level demographics and residential development activity. This section will identify historical and existing public school facility enrollment and capacity trends, city level population trends and recent residential development trends.

Existing Public School Facilities

When an application for residential development is reviewed by the City of Sebastian for concurrency, the City evaluates the geographic service area, known as a school service areas (SSA), in which the LOS is measured. School concurrency is measured and applied on a less than district-wide basis using SSA's. The School District applies school concurrency using School Attendance Zones, as the School Concurrency Areas. Each school attendance zone becomes its own SSA. The SSA boundaries for Elementary Schools, Middle Schools, and High Schools are shown on **Maps 8-1** through **8-3**.

The City of Sebastian's students are currently served by five (5) total SSA's including three (3) elementary SSA's, one (1) middle SSA and one (1) high school SSA. The five SSA's currently serving Sebastian comprises only a portion of the entire Indian River County School District.

Sebastian Elementary School and Pelican Island Elementary School are located within the City of Sebastian. All of the other schools serving Sebastian residents are located outside of the City limits. **Table 8-2** identifies the five (5) public SSA boundaries common to City of Sebastian.

Table 8-2: Existing Public School Facilities Servicing Sebastian

| Type | Education Facility | Facility Located Within Sebastian | Service Area Includes Other Jurisdictions | Location | Phone Number |
|----------------------------------|---------------------------|-----------------------------------|---|-------------------------------------|--------------|
| Elementary School Facilities SSA | Sebastian Elementary | Yes | Yes | 400 Sebastian Blvd., Sebastian, FL | 772-978-8200 |
| | Pelican Island Elementary | Yes | Yes | 1355 Schumann Drive, Sebastian, FL | 772-564-6500 |
| | Treasure Coast Elementary | No | Yes | 8955 85th Street, Sebastian, FL | 772-978-8500 |
| Middle School Facilities SSA | Sebastian River Middle | No | Yes | 9400 County Road 512, Sebastian, FL | 772-564-5111 |
| High School Facilities SSA | Sebastian High | No | Yes | 9001 90th Avenue, Sebastian, FL | 772-564-4170 |

Source: Indian River County School Board, 2019





Charter and Adult/Other School

Charter schools in Indian River County have been established with various learning objectives and instructional delivery methods under individual charters approved by the School Board. Charter schools are funded by the State and are monitored by both the School Board and State for compliance with the charter and student achievement goals. There are currently five charter schools in Indian River County including Imagine Charter School, Sebastian Charter Junior High, North County Charter Elementary, St. Peter’s Academy Elementary and Indian River Charter High. The charter schools are public schools focusing on character development, academic achievement, career preparation, cultural awareness and exceptional student education to individuals with specific learning need. The charter schools and adult schools are not included in the LOS concurrency review calculations for future residential development. **Table 8-3** identifies the charter schools and adult schools located in the County.

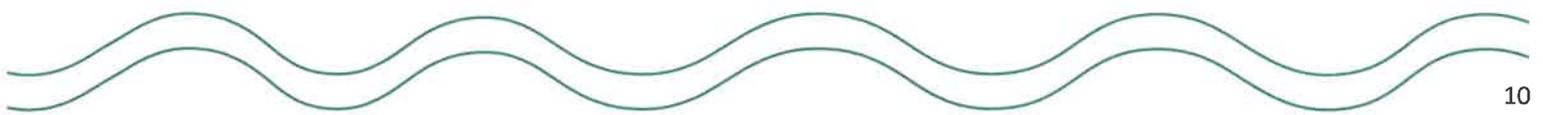
Table 8-3: Charter Schools and Adult/Other Schools

| Facility Name | Type |
|--|----------------|
| Indian River Charter High School | Charter School |
| North County Charter Elementary School | Charter School |
| Sebastian Charter Jr. High School | Charter School |
| St. Peter’s Academy Elementary School | Charter School |
| Imagine Charter School | Charter School |
| Treasure Coast Technical College | Adult School |
| Alternative Center for Education | Other School |
| Wabasso School | Other School |
| Liberty Magnet | Magnet School |
| Rosewood Magnet | Magnet School |
| Osceola Magnet | Magnet School |

Source: Indian River County School Board, 2019

Demographics

Population and housing data are used to plan for future public school facility locations and enrollment capacity. Changes in land use that result in increased residential density increase population. Increases in population are not evenly distributed throughout the City of Sebastian or Indian River County and need to be closely evaluated in order to determine the location or enrollment capacity of a new public school facility.





Historical Population Statistics

Past population data was taken from the US Census Bureau and Florida Bureau of Economic and Business Research (BEBR). The City of Sebastian has experienced a continuous increase in population growth. Population totals from 1990, 2000, 2010, and 2019 are listed in **Table 8-4** and can be used to identify historical changes in population growth. As shown in the table, the Census recorded an increase from 1990 to 2000 of 5,976, or 58.5%. The estimated increase from 2010 to 2019 is 3,239, or 15%.

Table 8-4: Historical Population Growth: City of Sebastian

| 1990 Census Population | 2000 Census Population | 2010 Census Population | 2019 Population (BEBR Estimate) |
|------------------------|------------------------|------------------------|---------------------------------|
| 10,205 | 16,181 | 21,929 | 25,168 |

Source: United States Census Bureau and BEBR

School Age Population

When proactively planning for future school needs it is helpful to evaluate the historical trends for school age children within the City. **Table 8-5** identifies the population by age from the 1990, 2000, 2010, and 2017 Census data. School age children ranging from 5 to 18 years old have shown an increase from 1990 to 2017 of 1,437 children. As shown in the same table, the total population has increased by 13,718 residents during that time period. In 1990, the school age population was 15.8% of the total. In 2017, the school age population was 12.8% of the total population.

Table 8-5: Population Growth by Age

| Age | 1990 | 2000 | 2010 | 2017 |
|-------------------------|---------------|---------------|---------------|---------------|
| Under 5 Years | 582 | 692 | 925 | 1,086 |
| 5-18 Years | 1,619 | 3,294 | 3,083 | 3,056 |
| Over 18 Years | 8,004 | 12,195 | 17,921 | 19,781 |
| Total Population | 10,205 | 16,181 | 21,929 | 23,923 |

Source: United States Census Bureau

Historic Housing Unit Growth

Data collected from the US Census Bureau for total housing units for the years 1990, 2000, 2010, and 2017 are listed in **Table 8-6**. As indicated in the table, there was an increase in Sebastian of 5,207 units between 1990 and 2017.

Table 8-6: Housing Units by Tenant Type

| Housing Units | 1990 | 2000 | 2010 | 2017 |
|------------------------|-------|-------|-------|-------|
| Owner-Occupied Housing | 3,407 | 5,937 | 7,649 | 7,502 |





Public Schools

| | | | | |
|----------------------------|--------------|--------------|--------------|--------------|
| Renter- Occupied Housing | 737 | 907 | 1,465 | 1,849 |
| Total Housing Units | 4,144 | 6,844 | 9,114 | 9,351 |

Source: United States Census Bureau

Public School Facility Capacity

The number of students that may be housed in a facility in accordance with the State Department of Education is termed the Florida Inventory of School Houses (FISH) capacity. The permanent FISH capacity is utilized for the LOS determination. The schools that impact the City of Sebastian have been identified and the capacity is shown below in **Table 8-7**.

Table 8-7: Florida Inventory of School Houses (FISH) Permanent Capacity

| Type of School | Facility Name | 2019-2020 FISH Capacity | School Year 19-20 Satisfactory Student Stations | 2018-19 COFTE |
|-----------------------|----------------------------|-------------------------|---|---------------|
| Elementary | Beachland Elementary | 580 | 580 | 478 |
| | Citrus Elementary | 892 | 892 | 700 |
| | Dodgertown Elementary | 584 | 584 | 383 |
| | Fellsmere Elementary | 787 | 787 | 556 |
| | Glendale Elementary | 702 | 702 | 575 |
| | Indian River Academy | 604 | 604 | 426 |
| | Liberty Magnet Elementary | 666 | 666 | 538 |
| | Osceola Magnet Elementary | 557 | 557 | 531 |
| | Pelican Island Elementary | 654 | 654 | 393 |
| | Rosewood Magnet Elementary | 543 | 543 | 538 |
| | Sebastian Elementary | 637 | 637 | 403 |
| | Treasure Coast Elementary | 799 | 799 | 657 |
| Vero Beach Elementary | 796 | 796 | 589 | |
| Middle | Oslo Middle | 1026 | 1044 | 891 |



| | | | | |
|-------|--|------|------|------|
| | Gifford Middle | 1022 | 1136 | 669 |
| | Sebastian River Middle *including portables | 1145 | 1273 | 933 |
| | Storm Grove Middle | 1244 | 1382 | 1072 |
| High | Sebastian River High | 2318 | 2440 | 1844 |
| | Vero Beach High | 2861 | 3012 | 2714 |
| Other | Alternative Education Center | 157 | 157 | 44 |
| | Wabasso | 81 | 81 | 75 |

Source: Indian River County School Board, Educations Facilities Survey June 2018 and Work Plan 2019 - 2020

Note: Information is consistent with the Interlocal Agreement adopted in February 2008.

Funding for Schools Facilities

The School District must rely on multiple revenue sources to fund the new construction, renovation and maintenance needs identified in its 5-Year Capital Facilities Plan. The funding is made available from both State and Local sources. The primary funding source for the Indian River County Capital Facilities Plan is derived from property taxes, impact fees and bonds. These typical sources of revenue are identified below.

- Property Tax – Florida Statutes allows School Districts to levy up to 2 mils to fund capital improvement programs for public schools.
- Sales Tax – Citizen voted, local option sales tax revenue generated by Indian River County residents, business owners and tourists may be used for public school projects.
- Bonds – The school district may also sell bonds or offer certificates of participation (COP).
- State Class Size Reduction – The recent legislative mandates have provided additional state funding for smaller class sizes and early childhood education. This source is not fixed and can change annually as determined by the State Legislature.
- PECO – The utility Public Education Capital Outlay fund is derived from State gross receipts tax revenue and may be used for expansion projects for student stations. This source of revenue is not fixed and can change annually as determined by the State Legislature.
- Impact Fees – New residential development in Indian River County is required to provide public school impact fees to offset a portion of the cost associated with the students generated by the development.
- CO&DS Bonds – The Capital Outlay and Debt Service funds derived from the motor vehicle license tax may be used for expansion projects for student stations. This revenue source may include funds from bonded CO&DS revenue.



The School Board may also receive other revenues from undesignated sources, such as new development, land dedication or donations but these sources do not provide constant and predictable revenue. The City of Sebastian does not impose its own impact fee, but it does extract public school facilities impact fees for Indian River County as a whole and pass through to the school board. Indian River County’s impact fees are identified in **Table 8-8**.

In 2006, the School District commissioned a study of student generation rates. This study used GIS technology to assign the home address for every student enrolled in the School District in 2005 to the nearest residential parcel in the Property Appraiser’s data base. Each student was assigned one of three housing types: single-family, multi-family or mobile home. Then the number of students in each housing type was divided by the existing number of dwelling units shown in the Property Appraiser data for that housing type, reduced by ten percent to reflect an average 90 percent vacancy rate. In 2007, Indian River County commissioned a study to evaluate the current impact fees.

Table 8-8: Impact Fee Rates

| Residence Type | Impact Fee Rate Per Unit |
|----------------|--------------------------|
| Single Family | \$1,702.00 |
| Multi-Family | \$668.00 |
| Mobile Home | \$1,026.00 |

Source: Indian River County, 2014 Adopted Rate Ordinance 2014-16.

Note: 2020 Proposed Rates Are Pending Impact Fee Study approval.

Note: Information is consistent with the Interlocal Agreement adopted in February 2008.

Coordination Mechanisms

A SWG, an EIOC, a PPSWG, and a COC have been assembled to facilitate coordination between the Indian River County School Board, the City of Sebastian, Indian River County and other jurisdictions in the County. Committee descriptions and meeting dates are listed in **Table 8-9**.

Table 8-9: Indian River County Mandatory Public School Committees and Meetings

| Committee Name | Description/Purpose for the Committee | Scheduled Meetings |
|-------------------------------------|--|--|
| Staff Working Group Committee (SWG) | Set direction, formulate recommendations, discuss issues | Semi-annually (1 st week of February and 3 rd week of March of each year). |





Public Schools

| | | |
|---|--|---|
| Elected Officials Oversight Committee (EOOC) | Set direction, formulate recommendations, discuss issues regarding school concurrency, reach understanding Review School District's Five- Year Capital Facilities Program | Every year (2nd week of July of each year) |
| Public School Planning Staff Working Group (PSPSWG) | Evaluate each potential school site and prepare an initial evaluation report. Prepare an Impact Assessment Statement (IAS) and Economic Analysis (EA) for each short listed school site | As needed |
| Citizen Oversight Committee (COC) | Evaluate and assess the effectiveness of the Interlocal Agreement | 1 st week of April of each year. |

Note: Information is consistent with the Interlocal Agreement adopted in February 2008.

Analysis

Residential development impacts the students and the school facilities because increases in new student enrollment can place demands on school capacity and cause overcrowding of facilities. Therefore, this section focuses on projected school capacity, student enrollment and the ability to accommodate the growth. The City adopts by reference the Indian River County School District Education Facilities Survey dated June 2018 as well as the Indian River County School District 2019– 2020 Work Plan adopted October 22, 2019, and the Indian River County Interlocal Agreement for Coordinated Planning and School Concurrency dated March 1, 2008.

Existing Deficiencies

An analysis of existing deficiencies was conducted below by reviewing enrollment capacities and utilization rates.

Enrollment Capacity

To determine the percentage over or under capacity within Sebastian that a school is currently operating at, the current enrollment is compared to the permanent FISH capacity as shown in **Table 8-10**.

Table 8-10: Enrollment Surplus/Deficiency

| Type of School | Facility Name | Current FISH Capacity | 2018-19 COFTE | Number of Stations (over/under capacity) | Percentage over/under capacity |
|----------------|---------------|-----------------------|---------------|--|--------------------------------|
|----------------|---------------|-----------------------|---------------|--|--------------------------------|



Public Schools

| | | | | | |
|-----------------------|---------------------------|-----|-----|-----|-----|
| Elementary | Beachland Elementary | 580 | 478 | 102 | 82% |
| | Citrus Elementary | 892 | 700 | 192 | 78% |
| | Dodgertown Elementary | 584 | 383 | 201 | 66% |
| | Fellsmere Elementary | 787 | 556 | 231 | 71% |
| | Glendale Elementary | 702 | 575 | 127 | 82% |
| | Indian River Academy | 604 | 426 | 178 | 71% |
| | Liberty Magnet Elementary | 666 | 538 | 128 | 81% |
| | Osceola Magnet Elementary | 557 | 531 | 26 | 95% |
| | Pelican Island Elementary | 654 | 393 | 261 | 60% |
| | Rosewood Elementary | 543 | 538 | 5 | 99% |
| | Sebastian Elementary | 637 | 403 | 234 | 63% |
| | Treasure Coast Elementary | 799 | 657 | 142 | 82% |
| Vero Beach Elementary | 796 | 589 | 207 | 74% | |





| | | | | | |
|--------|--|------|------|-----|-----|
| Middle | Gifford Middle | 1022 | 669 | 353 | 65% |
| | Oslo Middle | 1026 | 891 | 135 | 87% |
| | Sebastian River Middle *w/Portables | 1145 | 933 | 212 | 81% |
| High | Sebastian River High | 2318 | 1844 | 474 | 80% |
| | Vero Beach High | 2861 | 2714 | 147 | 95% |
| Other | Alternative Education Center | 157 | 44 | 113 | 28% |
| | Wabasso School | 81 | 75 | 6 | 93% |

Source: Indian County School Board, Educational Facilities Survey June 2018, Work Plan 2019-2020

Note: Information is consistent with the Interlocal Agreement adopted in February 2008.

Utilization Rates

Based upon the data and analysis for school enrollment, the utilization rate of the elementary schools is calculated by taking the average of the utilization rates for all the elementary schools in the school districts. The same method was used to calculate the utilization rates of middle and high schools.

Level of Service

LOS is expressed as a ratio of enrollment and capacity, with capacity being number of student stations. Projected future demand, needed capacity, available financial resources to construct additional capacity are the factors that are used as a basis to establish LOS standards. The Indian River County School Board has adopted a LOS of 100% of permanent FISH capacity.

Tables 8-11 and 8-12 show the 5-year enrollment projections and utilization rates of the schools serving the City of Sebastian. Sebastian River Middle School serving the City will have enrollment near the permanent capacity. However, programmed improvements have been identified. After the completion of the identified programmed improvements, none of the schools serving the City are projected to be over capacity in the short-term planning horizon. Based on the above analysis, the City of Sebastian is adopting LOS Standards of 100% of the FISH capacity for each year of the five year planning period and throughout the long term planning period for each School Service Area.





Future Demand for School Facilities

The projected demand on school facilities in the future is determined by evaluating several factors, such as population projections, enrollment projections and student generator multipliers.

Enrollment Projections

Projections of enrollment for 2019-20 to 2029-30. is prepared by the Florida Department of Education's Capital Outlay FTE Forecast. The enrollment projections for the school facilities serving the City of Sebastian for the 5-year planning horizon are shown in **Table 8-11 and Table 8-12**. The School Board's 5-year district facilities work program (2019 - 2020) has programmed an addition for construction during the 5- year horizon. **Table 8-13 and Table 8-14** identify the 5-year capital projects schedule for the entire school district. The Sebastian River Middle school will receive a capacity addition, increasing its FISH permanent capacity from 1,007 to 1,245 by 2024. In addition to the above improvements for new public school facilities and capacity additions planned by the School Board, new residential development must be required to pay the cost of its impacts on the school system.

Table 8-11: Enrollment Projections for Schools serving Sebastian and the District

| School Name | Current FISH Capacity 19-20 | SY 18/19 | | | SY 19/20 | | |
|-------------------------------------|-----------------------------|--------------------|------|-------|--------------------|------|-------|
| | | Enroll 18-19 COFTE | Cap. | Util. | Enroll Oct. 19 FTE | Cap. | Util. |
| Sebastian Elementary | 637 | 403 | 637 | 63% | 404 | 637 | 63% |
| Pelican Island Elementary | 654 | 393 | 654 | 60% | 332 | 654 | 51% |
| Treasure Coast Elementary | 799 | 657 | 799 | 82% | 681 | 799 | 85% |
| Sebastian River Middle *w/Portables | 1145 | 933 | 1145 | 81% | 905 | 1145 | 79% |
| Sebastian River High | 2318 | 1844 | 2318 | 80% | 1925 | 2318 | 83% |
| Beachland Elementary | 580 | 478 | 580 | 82% | 486 | 580 | 84% |



Public Schools

| | | | | | | | |
|---------------------------------|------|------|------|-----|------|------|------|
| Citrus Elementary | 892 | 700 | 892 | 78% | 707 | 892 | 79% |
| Dodgertown Elementary | 584 | 383 | 584 | 66% | 401 | 584 | 69% |
| Fellsmere Elementary | 787 | 556 | 787 | 71% | 558 | 787 | 71% |
| Glendale Elementary | 702 | 575 | 702 | 82% | 543 | 702 | 77% |
| Indian River Academy Elementary | 604 | 426 | 604 | 71% | 452 | 604 | 75% |
| Liberty Magnet Elementary | 666 | 538 | 666 | 81% | 543 | 666 | 82% |
| Osceola Elementary (Magnet) | 557 | 532 | 557 | 95% | 536 | 557 | 96% |
| Rosewood Elementary (Magnet) | 543 | 538 | 543 | 99% | 544 | 543 | 100% |
| Vero Beach Elementary | 796 | 589 | 796 | 74% | 587 | 796 | 74% |
| Gifford Middle | 1022 | 669 | 1022 | 65% | 653 | 1022 | 64% |
| Oslo Middle | 1026 | 891 | 1026 | 87% | 928 | 1026 | 90% |
| Storm Grove Middle | 1243 | 1038 | 1243 | 84% | 1072 | 1243 | 86% |
| Vero Beach High | 2861 | 2714 | 2861 | 95% | 2941 | 2861 | 103% |
| Alternative Education Center | 157 | 44 | 157 | 28% | 55 | 157 | 35% |



Public Schools

| | | | | | | | |
|---------|----|----|----|-----|----|----|-----|
| Wabasso | 81 | 75 | 81 | 96% | 78 | 81 | 96% |
|---------|----|----|----|-----|----|----|-----|

Source: Indian River County School District: 2019-2020 5-year District Facilities Work Plan, FTE October 2019 and Indian River County Planning Division

Note: Information is consistent with the Interlocal Agreement adopted in February 2008.

Table 8-12: Enrollment Projections for Schools serving Sebastian and the District

| School Level | SY 20/21 | SY 21/22 | SY 22/23 |
|--------------|------------------|------------------|------------------|
| Elementary | 6,626.43 | 6,688.39 | 6,666.64 |
| Middle | 3,442.07 | 3,296.28 | 3,205.09 |
| High | 4,602.04 | 4,520.77 | 4,505.34 |
| Total | 14,670.54 | 14,505.44 | 14,377.07 |

Source: Indian River School Board, 2019-20 to 2020-30 FLDOE COFTE Forecast

Table 8-13: Capital Project Schedule for the Sebastian River Middle School

| Sebastian River Middle School | 2019-2020 | 2020-2021 | 2021-2022 | 2022-2023 | 2023-2024 | Total | Funded |
|-------------------------------|-----------|-----------|-----------|-------------|-----------|-------------|--------|
| Student Stations | 0 | 0 | 0 | 0 | 264 | 264 | |
| Total Classrooms | 0 | 0 | 0 | 0 | 12 | 12 | |
| Gross Sq. Ft | 0 | 0 | 0 | 0 | 16,000 | 16,000 | |
| Planned Cost | \$0 | \$400,000 | \$0 | \$6,000,000 | \$0 | \$6,400,000 | Yes |

Source: Indian River County 2019-2020 5-year District Facilities Work Plan

Note: Information is consistent with the Interlocal Agreement adopted in February 2008.

Table 8-14: Proposed Major Renovation, Remodeling and Additions

| Project Description | Location | 2019-2020 Budget | 2020-2021 Projected | 2021-2022 Projected | 2022-2023 Projected | 2023-2024 Projected | Total | Funded |
|---|-----------------------------|------------------|---------------------|---------------------|---------------------|---------------------|-----------|--------|
| Gymnasium PE Locker Room/Restroom Renovation | Sebastian River Senior High | \$862,992 | \$0 | \$0 | \$0 | \$0 | \$862,992 | Yes |
| Gymnasium PE Locker Room/Restroom Renovations | Vero Beach Senior High | \$750,000 | \$0 | \$0 | \$0 | \$0 | \$750,000 | Yes |





Public Schools

| | | | | | | | | |
|--|----------------------------------|-------------|-------------|-------------|-------------|-------------|-------------|-----|
| | | | | | | | | |
| Kalwall Roof Replacement | Dodgertown Elementary | \$357,816 | \$0 | \$0 | \$0 | \$0 | \$357,816 | Yes |
| Kalwall Roof Replacement | Gifford Middle | \$600,000 | \$1,593,494 | \$0 | \$0 | \$0 | \$2,193,494 | Yes |
| Restroom Renovations | Sebastian River Senior High | \$425,000 | \$0 | \$0 | \$0 | \$0 | \$425,000 | Yes |
| Cafeteria Expansion/Renovation | Sebastian River Middle | \$0 | \$300,000 | \$0 | \$5,000,000 | \$0 | \$5,300,000 | Yes |
| Traffic Improvements | Pelican Island Elementary | \$0 | \$0 | \$0 | \$800,000 | \$0 | \$800,000 | Yes |
| Security Enhancement Projects – Districtwide | Districtwide | \$1,579,412 | \$938,480 | \$90,120 | \$233,400 | \$2,136,432 | \$4,977,844 | Yes |
| Cafeteria Expansion/Renovation | Glendale Elementary | \$0 | \$205,221 | \$2,817,205 | \$0 | \$0 | \$3,022,426 | Yes |
| Culinary/Kitchen Renovations | Treasure Coast Technical College | \$0 | \$0 | \$650,000 | \$0 | \$0 | \$650,000 | Yes |
| Auto Mechanics Facility Renovation | Sebastian River Senior High | \$0 | \$0 | \$0 | \$0 | \$1,200,000 | \$1,200,000 | Yes |



| | | | | | | | | |
|--------------|--|--------------------|--------------------|--------------------|--------------------|--------------------|---------------------|--|
| | | | | | | | | |
| Total | | \$4,575,220 | \$3,037,195 | \$3,557,325 | \$6,033,400 | \$3,336,432 | \$20,539,572 | |

Source: Indian River County 2019-2020 5-year District Facilities Work Program.

Note: Information is consistent with the Interlocal Agreement adopted in February 2008.

Student Generation Rates

To determine the impact of proposed residential development and population growth it is important to determine student generation rates by type of school. The number of students living in a housing unit varies depending on the type of residential housing. To calculate a student generation rate (multiplier), the total number of students (by school type) was divided by the total number of occupied dwelling units by residential type. **Table 8-15** identifies the student generation rates by elementary, middle and high school, as well as by residence type of single family, multi-family or mobile home. The total column identifies the total number of students estimated to be generated by each residential unit type, regardless of type of school.

Consequently, the number of students associated with a development can be calculated by applying the multiplier to the developments proposed number and type of residential housing units. The projected number of students is the product of the development units multiplied by the total student generation multiplier for the residence type.

Table 8-15: Indian River County School District Student Generation Rates

| Residence Type | Single-Family | Multi-Family | Mobile Home | All Unit Types |
|----------------|---------------|--------------|--------------|----------------|
| Elementary | 0.189 | 0.037 | 0.045 | 0.131 |
| Middle | 0.097 | 0.015 | 0.016 | 0.066 |
| High | 0.123 | 0.014 | 0.016 | 0.082 |
| Total | 0.409 | 0.066 | 0.078 | 0.279 |

Source: Fishkind & Associated, Inc., MAMCO, Inc., Indian River County School Board 2019, Indian River County Property Appraiser, Indian River County Interlocal Agreement for Coordinated Planning and School Concurrency.

Note: Information is consistent with the Interlocal Agreement adopted in February 2008.

Financial Feasibility

The 5-Year Capital Improvement Schedule provides the foundation of an annual planning process that allows the School District to effectively address changing enrollment patterns and new development, as well as the facility requirements of a qualitative education system. The School District’s capital improvements program does not require county or city funding, however, coordination is critical.

The total revenue summary for all capital improvements in the Indian River County School District are identified in **Table 8-16**. The revenue sources are adequate to fund the projects identified in the 5-Year Capital Improvement Plan. The School District’s 5-Year Capital Improvements Schedule is financially feasible and any





applicable components have been adopted as a policy into the City of Sebastian’s **Governance & Implementation Element**.

Table 8-16: Capital Improvement Revenue Summary

| Item Name | 2019-2020 | 2020-2021 | 2021-2022 | 2022-2023 | 2023-2024 | Five Year Total |
|---|--------------|--------------|--------------|--------------|--------------|-----------------|
| | Budget | Projected | Projected | Projected | Projected | |
| Local 1.5 Mill Discretionary Capital Outlay Revenue | \$28,671,129 | \$30,123,504 | \$31,507,056 | \$32,965,488 | \$34,428,960 | \$157,696,137 |
| PECO and 1.5 Mill Maintenance and Other 1.5 Mill Expenditures | \$27,162,018 | \$29,270,241 | \$29,833,663 | \$28,816,020 | \$32,976,460 | \$148,058,402 |
| PECO Maintenance Revenue | \$0 | \$306,030 | \$306,030 | \$306,030 | \$306,030 | \$1,224,120 |
| Available 1.5 Mill for New Construction | \$1,509,111 | \$853,263 | \$1,673,393 | \$4,149,468 | \$1,452,500 | \$9,637,735 |
| CO & DS Revenue | \$135,051 | \$135,051 | \$135,051 | \$135,051 | \$135,051 | \$675,255 |
| PECO New Construction Revenue | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Other/Additional Revenue | \$2,931,058 | \$2,448,881 | \$1,748,881 | \$7,748,881 | \$1,748,881 | \$ 16,626,582 |
| Total Additional Revenue | \$3,066,109 | \$2,583,932 | \$1,883,932 | \$7,883,932 | \$1,883,932 | \$17,301,837 |
| Total Available Revenue | \$4,575,220 | \$3,437,195 | \$3,557,325 | \$12,033,400 | \$3,336,432 | \$26,939,572 |



Source: Indian River County 2019-2020 5-year District Facilities Work Plan

Note: Information is consistent with the Interlocal Agreement adopted in February 2008.

Proportionate Share Mitigation

If adequate school capacity is not available to meet the adopted LOS, the City of Sebastian may request proportionate share mitigation and, if accepted, shall enter into an enforceable and binding agreement with the School Board and developer to mitigate the student generation impact from the subject development through contribution to a School District approved capacity project. If a capacity project does not exist, the School Board may add a capacity project to satisfy the impacts from the subject development. Mitigation options may include, but are not limited to the following:

- Land Donation/Dedication;
- Build a School; and/or
- Buy portable classroom units; and Improve infrastructure to school.

Coordination Effectiveness

The Interlocal Agreement was adopted on February 28, 2008. The 2008/2009 school year was the first year to implement the agreement. Since the agreement functions to proactively plan for long term growth and coordination, it will be necessary to complete the annual reviews to monitor the progress of its effectiveness.

Indian River County School Board developed "A Strategic Plan – School Year 2017-2022." It is an aggressive plan to ensure "Excellence and Equity throughout the school district." This document is intended to serve as a model of collaboration. The strategic plan has 5 goals followed by several objectives and strategies. Some of the goals are as follow:

- Goal 1- Student Success – PERFORMANCE: Every student receives a high quality education this is grounded in high expectations, personalized to meet his/her needs and interests, and backed by the necessary learning supports.
- Goal 2- Culture & Climate – SAFE AND ORDERLY SCHOOL ENVIRONMENT: Staff and students thrive in positive learning and work environments where they feel safe, supported and celebrated.
- Goal 3 – High Quality Workforce – TALENT: Employees are at the heart of our students' success, and we will attract, support, and retain a high quality workforce.

The implementation of the Strategic Plan along with the Interlocal Agreement will serve to guide collaboration and coordination efforts amongst the School District, jurisdictions, school departments, school faculty and the parents and students.

Co-location/Community Focal Points

The two education facilities located that are located within the City's limit, Sebastian Elementary School and Pelican Island Elementary School, have basic recreational facilities located on their school sites. An analysis was also conducted to determine the potential for co-locating future school sites in Sebastian to maximize the quality of education and allow the schools to strategically locate to serve as focal points within the community. The City of Sebastian coordinated with the School Board and there are no plans at this time for the location of future school sites within the City in either the short term or long term planning horizons. The City will continue



to plan for potential future sites. When this occurs, the City will inform the School Board through the School Working Group about potential school site opportunities that would be beneficial to the community.

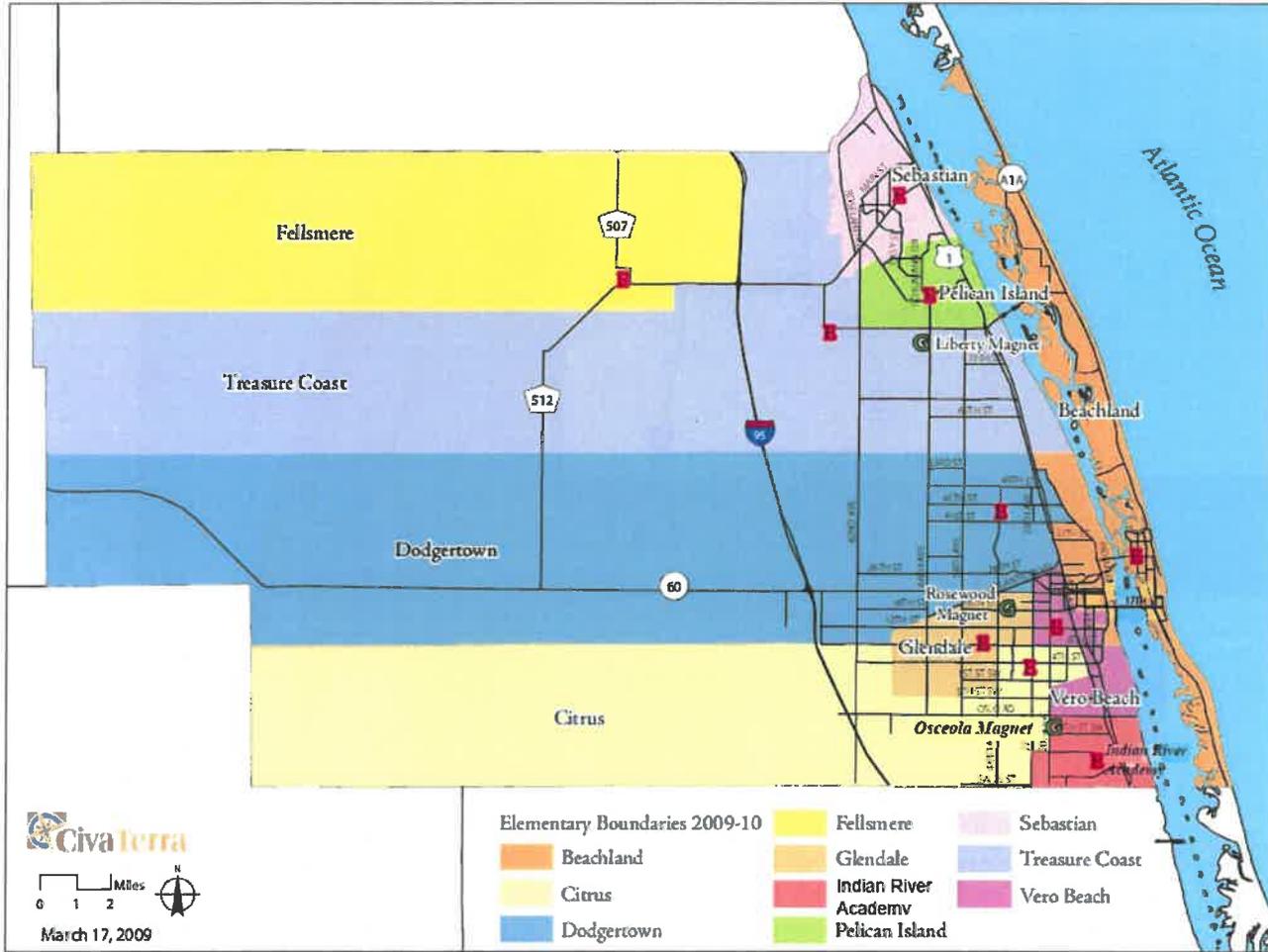
Public Services for Schools

The two public educational facilities that are located within the City's limits, Sebastian Elementary School and Pelican Island Elementary School, have been analyzed regarding any deficiencies related to public services. Both of these facilities are served with potable water and sewer. The facilities have sidewalk connections to the adjacent communities. There are no drainage problems at either facility. The roads that serve the two are currently providing adequate access to both facilities. The City's fire department and police department have stations within adequate distance to service both schools regarding any emergencies. To provide enrollment relief in the North County Area, the School Board has proposed a new classroom building addition at Sebastian River Middle School.





Map 8-1: Indian River County Elementary School Service Area Boundaries 2009-2010

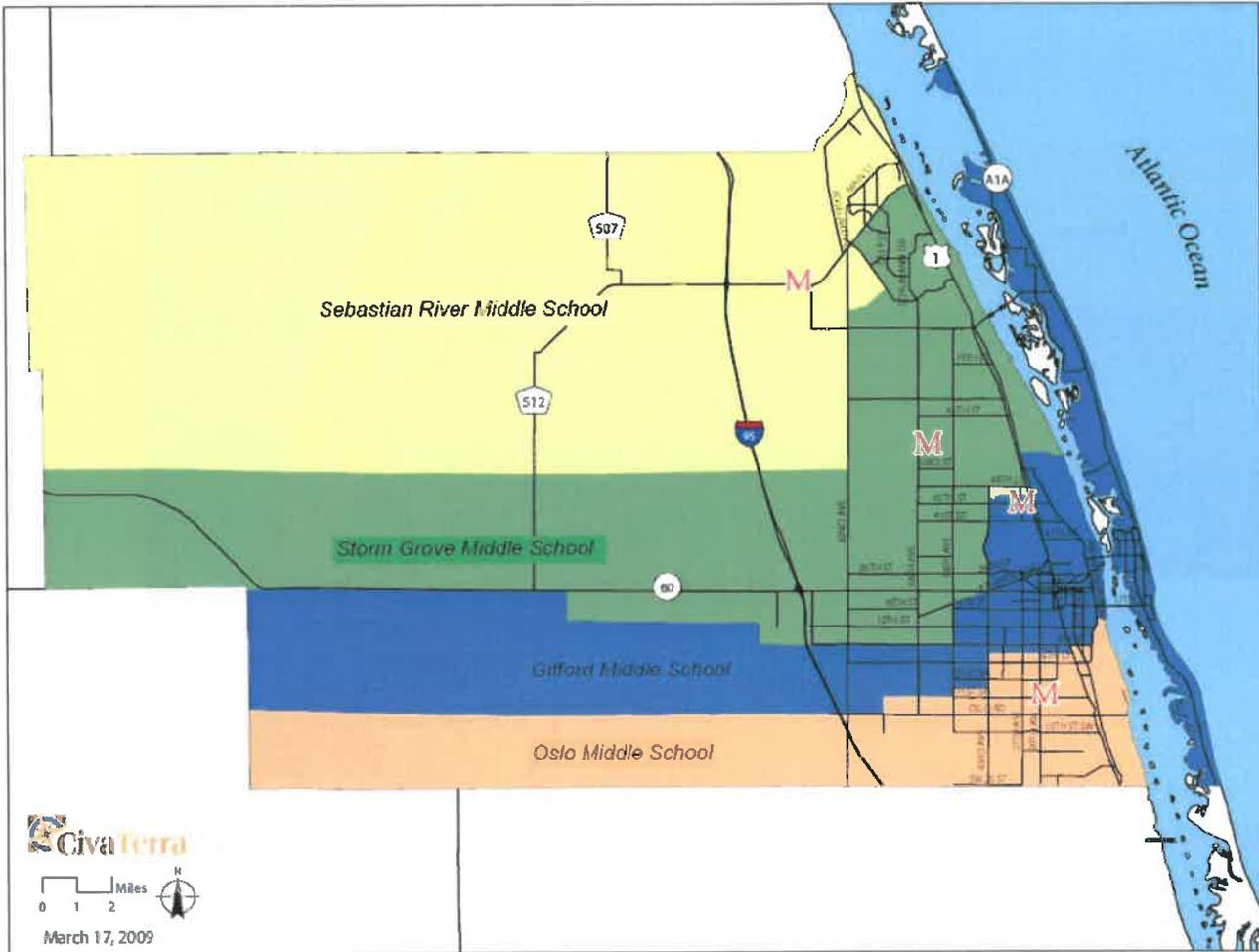


Source: Indian River County School Board, 2019





Map 8-2: Indian River County Middle School Service Area Boundaries 2009-2010

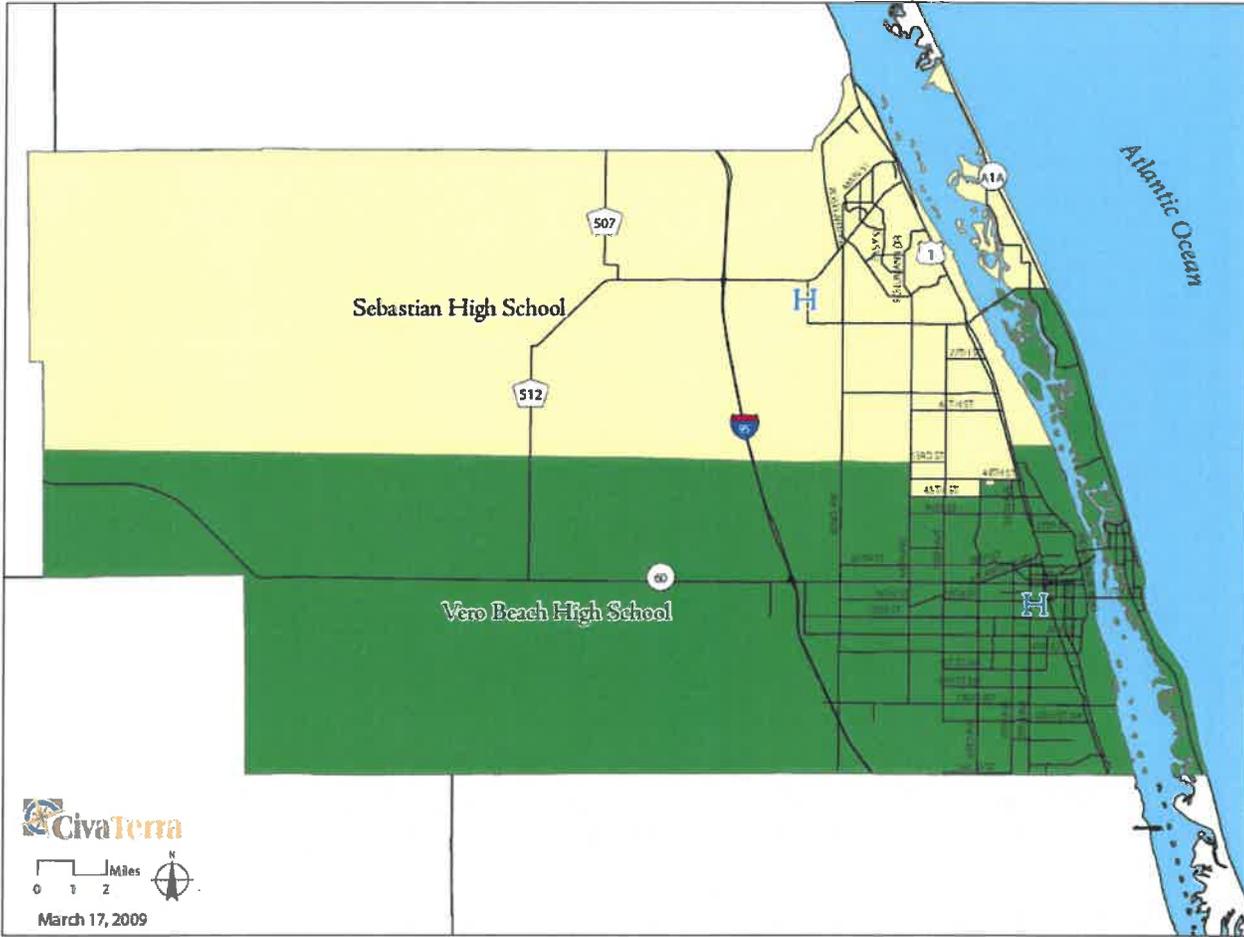


Source: Indian River County School Board, 2019





Map 8-3: Indian River County High School Service Area Boundaries 2009-2010



Source: Indian River County School Board, 2019

A. 8. PUBLIC SCHOOLS ELEMENT GOALS, OBJECTIVES AND POLICIES

GOAL 8-1: PROVIDE QUALITY EDUCATION. As a basic tenet of community life, it is the goal of the City of Sebastian to contribute to a high quality public school environment and diverse education system.

Objective 8-1.1: LEVEL OF SERVICE STANDARDS. The City shall coordinate with the ~~School Board~~ School District of Indian River County (aka school board) to correct existing deficiencies and address future needs through implementation of adopted level of service standards and appropriate public school facility service area boundaries.

Policy 8-1.1.1: Adoption of Level of Service Standards (LOS). The City of Sebastian adopts LOS of 100% of FISH capacity for each year of the five year planning period(s) and through the long term planning period for each School Service Area.

Policy 8-1.1.2: Use of Level of Service Standards. The City shall use its concurrency management system to ensure that the level of service standard that has been established by the school district for each type of school is maintained.

Policy 8-1.1.3: Adoption of School Service Area Boundaries (SSAB). The City of Sebastian adopts the School Board's current public school attendance boundaries, as the School Service Area Boundaries (SSAB). The SSAB exclude magnet and charter schools.

Policy 8-1.1.4: Guidelines and Standards for the Modification of Concurrency Service Areas. Any Party to the ~~2008~~ Indian River County Interlocal Agreement for Public School Facility Coordinated Planning and School Concurrency (Interlocal Agreement), as adopted February 2008, may propose a change to the SSAB. Prior to adopting any change, the School Board will verify that as a result of the change:

- As future boundary modifications are required for schools programmed in the School District Five-Year Facilities Work Program, school Attendance Boundaries shall be modified to the greatest extent possible to provide that Attendance Boundaries be coterminous with traffic analysis zone boundaries.
- As long as a School Service Area is aligned with a School Attendance Zone, the School Board may unilaterally amend, without the consent or comment of any other Party, the zone's Attendance Boundaries and hence the School Service Area. Any Party may, however, propose a modification to the School Service Area Boundaries that departs from the requirement that each School Service Area be aligned solely with a School Attendance Zone. In that event, the change may only be made in accordance with ~~Section 12.1 or 12.2 of the Indian River County Interlocal Agreement for Coordinated Planning and School Concurrency, (March 1, 2008)~~, whichever Section is applicable. Prior to adopting any change, whether pursuant to ~~Section 12.1, 12.2 or 12.4 of the Indian River County Interlocal Agreement for Coordinated Planning and School Concurrency, (March 1, 2008)~~, the School District must verify that as a result of the modification:
 - The adopted LOS level of service standards will be achieved and maintained for each year of the five-year planning period; and the utilization of School Capacity will be maximized to the great extent possible, taking into account transportation costs, court approved desegregation plans

and other relevant factors.

Policy 8-1.1.5: Consideration of Adjacent School Service Areas. If the projected student growth from a residential development causes the adopted LOS to be exceeded in the SSAB, an adjacent SSAB which is contiguous with and touches the boundary of the school service area within which the proposed development is located shall be evaluated for available capacity. An adjacency evaluation review shall be conducted as follows:

- In conducting the adjacency review, the School Board shall first use the adjacent SSAB with the most available capacity to evaluate the projected enrollment impact and, if necessary, shall continue to the next adjacent SSAB with the next most available capacity in order to ensure maximum utilization of school capacity to the greatest extent possible.
- ~~Consistent with Rule 6A-3.0171, FAC,~~ At no time shall the shift of impact to an adjacent SSAB result in a total morning or afternoon transportation time of either elementary or secondary students to exceed fifty minutes or one hour respectively. The transportation time shall be determined by the School Board transportation routing system and measured from the school the impact is to be assigned, to the center of the parcel/plat in the amendment application, along the most direct improved public roadway free from major hazards.

Policy 8-1.1.6: Coordination of School District Capital Program. The annual update of the Capital Improvements Schedule will include review of the service area boundaries for the public school system and, if necessary, updates to the concurrency service area map.

Objective 8-1.2: FUTURE FACILITY PLANNING. The City shall coordinate development permitting with the future siting of schools and capacity needs.

~~**Policy 1-2.1: Coordination of Comprehensive Plan Amendments.** The City of Sebastian will manage the timing of comprehensive plan and future land use map amendments with adequate school capacity.~~

Policy 8-1.2.1 1-2.2: Site Size. The City will coordinate and determine the desired location of new school sites that satisfy the minimum size criteria for the type of school. The City will work with the School Board staff to identify sites for future educational facilities that meet the minimum standards of the School Board where possible and where consistent with the City's Comprehensive Plan. When the size of available sites does not meet the minimum School Board standards, the City will support the School Board in efforts to use standards more appropriate to a built urban environment. The future annexations by the City shall also consider potential sites for public school facilities.

Policy 8-1.2.2 1-2.3: City's participation in the School Working Group (SWG). The City shall be represented via the various committees created through the Interlocal Agreement to coordinate new school facilities development and population projections.

Policy 8-1.2.2 1-2.4: Capacity Impact Determination. To determine the capacity impacts of new residential development, the School Board will apply student generation multipliers consistent with those prescribed in the most recently adopted Indian River County School Board and the Department

of Education (DOE) student enrollment projections. The City of Sebastian will manage coordinate the timing of comprehensive plan and future land use map amendments with adequate school capacity.

~~**Policy 1.2.5: Notification of Submittal of Residential Applications.** The City shall notify the School Board’s Planner of the submittal of all residential development pre-applications or formal applications within fifteen (15) days of submittal to the City.~~

~~**Policy 1.2.6: Notification.** The City shall continue to provide School Board representatives with proposed residential development agendas for pre-application conference, Development Review Committee, Local Planning Agency and City Council meetings.~~

Objective 8-1.3: CONCURRENCY. The City will coordinate its development review efforts with the Indian River County School Board, the County and the cities to achieve concurrency in all public school facilities concurrent with the impacts of new residential development consistent with State Statutes.

Policy 8-1.3.1: Development Review Process. No new residential preliminary plats, site plans, or functional equivalents will be approved by the City of Sebastian until a School Capacity Availability Letter of Determination (SCADL) has been issued by the School Board verifying available capacity, unless the development is exempt from concurrency. ~~as outlined in Policy 1.3.6. Except for the exclusions allowed, in Policy 1.3.6, no development order shall be approved unless the appropriate SCADL verifying adequate capacity has been issued. The following Table 8-1 identifies the type of concurrency certificate required for each development order type.~~

- A Conditional SCADL is a determination that adequate school capacity is available at the time of evaluation but does not vest school capacity. If applicable, a Conditional SCADL may list feasible mitigation options that would be required of the developer to provide sufficient school capacity to vest the project.
- A Final SCADL vests school capacity. A Final SCADL shall not be required in conjunction with a building permit if the residential unit is already vested through a previously issued Final SCADL.

Table 8-1: Concurrency Certificate Required

| | Development Order | SCADL Required | Vesting Allowed ² | Vesting Required |
|---|--|----------------|------------------------------|------------------|
| 1 | Comprehensive Plan Land Use Amendments and Rezonings | Conditional | No | No |
| 2 | Conceptual Development Plans | Conditional | No ¹ | No |

| | | | | |
|---|---|----------------------|-----------------|-----|
| 3 | Preliminary Plats | Conditional | No ¹ | No |
| 4 | Final Site Plans and Land Development Permits for Roads, Drainage and Utilities | Conditional or Final | Yes | No |
| 5 | Building Permits | Final | Yes | Yes |

Note: 1: Vesting is allowed for projects with a proportionate share agreement or an approved developer's agreement for a major roadway improvement.

2: At the time of vesting, the applicant must pay appropriate impact fees.

Policy 8-1.3.2. School Concurrency Review Process. ~~The City in coordination with the school district through its land development regulations shall establish a school concurrency review process for all non-exempt residential projects through its land development code (LDC). The minimum process requirements shall include at a minimum are described below:~~

- ~~A School Impact Analysis is submitted to the City in conjunction with any for residential development application (such as a land use map amendment, rezoning, site plan or preliminary plat). The School Impact Analysis indicates the location of the development, number of dwelling units and unit types (single family, multi family, apartments, etc.), and age restrictions for occupancy, if any.~~
- ~~The City determines if the application is sufficient for processing and, when sufficient, transmits the application to the School District for review.~~
- The School District will reviews the application for available capacity and issues either a conditional SCADL or a Final SCADL.
 - ~~If capacity is available within the affected SSA, the School District issues a SCADL verifying available capacity. Issuance of a Conditional SCADL identifying that adequate capacity exists at the time of capacity evaluation does not guarantee that school facilities will be available at the time of any subsequent concurrency review.~~
 - ~~If capacity is not available within the affect SSA, contiguous SSAs are reviewed for available capacity.~~
 - ~~If capacity is available in the contiguous SSAs, the School District issues a SCADL verifying available capacity, noting the SSA with capacity.~~
 - ~~If capacity is not available in the contiguous SSAs, then the School District issues a SCADL indicating that the development is not in compliance with the adopted LOS and offers the developer a 90 day negotiation period for identification of mitigation options acceptable to the School District.~~
- ~~The City and the School District shall review mitigation options during the 90 day negotiation period.~~

- ~~Mitigation options may include, but are not limited to:~~
 - ~~Contribution of land in conjunction with the provision of additional school capacity; or~~
 - ~~Provision of additional Permanent Student Stations through the donation of buildings or use as a primary or alternative learning facility; or~~
 - ~~Provision of additional Permanent Student Stations through the renovation of existing buildings for use as learning facilities; or~~
 - ~~Construction of Permanent Student Stations or Core Capacity; or~~
 - ~~Construction of a school in advance of the time set forth in the School District Five-Year Facilities Work Program; or~~
 - ~~Construction of a charter school designed in accordance with School District standards, providing permanent School Capacity to the District's inventory of student stations. Use of a charter school for mitigation must include provisions for its continued existence, including, but not limited to the transfer of ownership of the charter school property and/or operation of the school to the School Board if requested and approved by the School Board.~~
- ~~For a Conditional SCADL, the School District shall identify the mitigation options that may be acceptable to it. The School District shall not enter into an enforceable and binding agreement with a developer as part of a Conditional SCADL. Such an agreement may be entered into only in conjunction with a Final SCADL.~~
- ~~If all mitigation options are denied at the Conditional SCADL stage or if mitigation is denied at the Final SCADL stage, the City must deny the development application based upon no available school capacity.~~
- Except as may be otherwise agreed upon in the Interlocal Agreement or LDC, the City shall not issue a building permit for a non-exempt residential unit unless the unit is vested for school concurrency purposes, and the City shall not vest approval of any Proposed Residential Development for such purposes until (i) confirmation is received from the School District that there is sufficient Available School Capacity to accommodate the development and (ii) impact fees have been paid.
- ~~The City shall be responsible for notifying the School District when a Proposed Residential Development has paid its impact fees and when the Development Order for the Proposed Residential Development expires.~~
- ~~The School District shall update its School Concurrency Database to reflect the number of students that will be generated from the newly vested residential unit, decreasing the number of available student stations for each school type within the designated school service areas.~~
- ~~The City, in conjunction with the School District, shall review developer proposed applications for proportionate share mitigation projects to add the school capacity necessary to satisfy the impacts of a proposed residential development.~~
- ~~The City shall, upon acceptance of a mitigation option enter into an enforceable binding agreement with the School District and the developer.~~
- ~~The City shall notify the School District within 10 working days of receiving payment of school impact fees and vesting school concurrency for any residential development.~~
- ~~The City shall notify the School District within 10 working days of issuance of a building permit~~

for an exempt residential use and shall notify the School District of each residential certificate if occupancy issued.

Policy 8-1.3.32: Adoption of School Concurrency Regulations. Consistent with Policy 8-1.3.2, the City of Sebastian shall adopt school concurrency and proportionate fair share provisions into its Land Development Regulations LDC or utilize Indian River County's LDR LDC consistent with the requirements of the Interlocal Agreement.

Policy 8-1.3.43: Coordination. Coordination between the City and the School District is pursuant to the Interlocal Agreement. ~~for Coordinated Planning and School Concurrency, dated March 1, 2008.~~ Obligations to the City are stated in the Interlocal Agreement.

Policy 8-1.3.5 1-2.4: Capacity Impact Determination. To determine the capacity impacts of new residential development, the School Board will apply student generation multipliers consistent with those prescribed in the most recently adopted Indian River County School Board and the Department of Education (DOE) student enrollment projections. The City of Sebastian will manage coordinate the timing of comprehensive plan and future land use map amendments with adequate school capacity.

Policy 8-1.3.6 1-3.4: Timing of Concurrency Review. The City shall require that all new residential development be reviewed for school concurrency at the time of preliminary subdivision or site plan submittal. The City shall not deny a residential preliminary subdivision plat, site plan, or functional equivalent due to a failure to achieve the adopted level of service for public school facilities, when the following occurs:

- Adequate school facilities are planned and will be in place or under actual construction within three (3) years of the date of approval of the final subdivision plan.
- The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities consistent with the methodology in the Interlocal Agreement.

Policy 8-1.3.6 1-2.5: Notification of Submittal of Residential Applications. The City shall notify the School Board's Planner of the submittal of all residential development pre-applications or formal applications. within fifteen (15) days of submittal to the City. The City shall continue to provide School Board representatives with proposed residential development agendas for pre-application conference, Development Review Committee, Local Planning Agency and City Council meetings.

Policy 1.3.5: Result of Concurrency Review. The City shall not deny a residential preliminary subdivision plat, site plan, or functional equivalent due to a failure to achieve the adopted level of service for public school facilities, when the following occurs:

- Adequate school facilities are planned and will be in place or under actual construction within three (3) years of the date of approval of the final subdivision plan.
- The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities consistent with the methodology in the Interlocal

Agreement.

Policy ~~8-1.3.7~~ 1-3.6: Exempted Residential Uses. The following residential uses shall be exempt from the requirements of school concurrency:

- Lots and parcels of record legally created prior to July 1, 2008.
- Any new multi-family residential development that has a final site plan approval or its functional equivalent granted prior to July 1, 2008.
- Any amendment to any previously approved residential development, that does not increase the number of dwelling units or otherwise does not increase the estimated number of students generated by the development.
- Any age restricted community with no permanent residents under the age of 18 (a restrictive covenant limiting the age to 18 an older will be required).

~~**Policy 8-1.3.9** **1.3.7: Proportionate Share Mitigation Revenues.** Any revenues received for proportionate share school mitigation are to be spent on capital improvement projects to expand capacity for school facilities to enable them to accommodate students.~~

~~**Policy 8-1.3.8** **1.3.8: Acceptable Types of Mitigation.** In the event that there is not adequate Available School Capacity to support a development, the Indian River County School Board shall entertain Proportionate Mitigation options, and if accepted, shall enter into an enforceable and binding agreement with the developer and the City of Sebastian to mitigate the impact from the development. Specific guidelines are outlined in Section 14.8 of the Indian River County Interlocal Agreement for Coordinated Planning and School Concurrency. dated March 1, 2008, adopted by reference.~~

~~**Objective 1.4: CAPITAL IMPROVEMENTS.** The City will be responsible for ensuring that projects necessary to meet levels of service for existing and future demands are included in the City's adopted capital improvements schedule.~~

~~**Policy 1.4.1: Annual Update of Capital Improvement Element.** The City adopts by reference the 5-Year District Facilities Work Plan 2008 – 2009 adopted September 23, 2008. The City will rely on the timely development by the school district of subsequent revisions to the district work plan.~~

~~**Policy 1.4.2: Yearly Addition.** Each annual amendment to the 5-year capital improvements schedule will include adding a new financially feasible year to the adopted schedule.~~

~~**Policy 1.4.3: Compliance with School Board's Five Year Capital Facilities Plan.** The City shall amend its Capital Improvements Element yearly to reflect changes to the School District's Five Year Capital Facilities Plan as adopted by the Indian River County School Board and as required by statute.~~

~~**Objective 8-1.4** **1-5: COMMUNITY FOCAL POINT.** The City shall encourage The siting and design of school facilities should to serve as focal points for the community and to ensure should be compatible compatibility with adjacent land uses.~~

~~**Policy 8-1.4.1** **1-5.1: Co-location and Community Focal Point.** The City shall ensure, to the extent~~

feasible, the collocation of new school sites with parks, recreation facilities, community centers, auditoriums, learning centers, museums, performing arts centers, stadiums, libraries and other community facilities to provide access of these facilities to students.

Policy ~~8-1.4.2~~ ~~1-5.2~~: Co-location Agreement. The City may enter into an agreement with the School Board for each instance of collocation and shared use to address operating and maintenance costs, scheduling, parking, supervision and other liability issues.

Policy ~~8-1.4.3~~ ~~1-5.3~~: Allowable school site locations and compatibility standards. ~~School sites are allowed within any land use category in the City with the exception of the industrial and conservation category, therefore,~~ The compatibility of Schools with adjacent land uses will be ensured through the following measures:

- New school sites should not be adjacent to any noxious industrial uses or other property from which noise, vibration, odors, dust, toxic materials, traffic conditions or other disturbances that would have a negative impact.
- Schools shall be located in close proximity to existing or anticipated concentrations of residential development with the exception for high schools and specialized schools which are suitable for other locations due to their characteristics.
- Public utilities, as well as police and fire protection, should be available concurrently with the construction of new school sites.
- New school sites should have suitable ingress and egress for pedestrians, bicycles, cars, buses, service vehicles, and emergency vehicles. (High Schools should be located with frontage or direct access to collector or arterial roads.)

Objective ~~8-1.5~~ ~~1-6~~: COORDINATING PROVISION OF NECESSARY INFRASTRUCTURE. The City will work to ensure the provision of infrastructure to support the necessary functions of public school facilities.

Policy ~~8-1.5.1~~ ~~1-6.1~~: Maximizing Efficiency of Infrastructure. The City will maximize efficiency by taking advantage of existing and planned roads, water, sewer, parks and master drainage systems when planning for new school sites.

Policy ~~8-1.5.2~~ ~~1-6.2~~: Safe student access. ~~The City Sebastian~~ will encourage safe student access by coordinating the construction of new and expanded neighborhoods with safe road and sidewalk connections to schools.

Policy ~~8-1.5.3~~ ~~1-6.3~~: Bicycle access and Pedestrian connection. ~~The City Sebastian~~ will coordinate bicycle access to public schools consistent with any existing or proposed bicycle plan in the City or County, see multi-modal policies in the Transportation and Mobile Element of this text.

Policy ~~8-1.5.4~~ ~~1-6.4~~: Coordination to ensure necessary off-site improvements. New developments adjacent to existing or planned public schools shall be required where feasible to provide right-of-way for pedestrian connections to the schools from the neighborhoods sidewalk network.

- Sebastian will revise its ~~LDR's~~ LDC to specify that performance standards for a new development adjacent to or sharing an access road with an existing school or future school site shall mitigate

the traffic impacts of the development based on safe access to the school. Such mitigation efforts may include, but are not limited to: developer striping of crosswalks, developer installation of sidewalks, payment for safe directional/warning signage, and payment for signalization.

Policy 8-1.5.5: Intergovernmental Coordination. Specific Objectives and Policies regarding intergovernmental coordination and this Element are provided and identified in the Governance and Implementation Element.

~~Objective 1.7: INTERGOVERNMENTAL COORDINATION.~~ ~~The City will provide the Indian River County School Board and Indian River County Government with the tools needed to properly plan for current and projected student populations, community growth and public school facilities and emergency preparedness issues.~~

~~Policy 1.7.1: Implementation of the Interlocal Agreement.~~ ~~The City of Sebastian will implement the procedures and policies provided in the “2007 Interlocal Agreement for Public School Facility Planning and School Concurrency, as Adopted on 28 February 2008”, and as amended from time to time.~~

~~Policy 1.7.2: Providing representation.~~ ~~The City of Sebastian will assign representatives to take part in committees or meetings directed at establishing concurrency between the City, the School Board, the County and adjacent governments as established in the Interlocal Agreement for Public School Facility Planning.~~

~~Policy 1.7.3: Advising of proposed changes.~~ ~~Sebastian shall implement the procedures for the annual update process as contained in the Interlocal Agreement.~~

~~Policy 1.7.4: School Board Representative.~~ ~~A non-voting member designated and approved by the School Board, may serve on the City’s Local Planning Agency to provide comments.~~

~~Policy 1.7.5: Emergency Preparedness.~~ ~~The City, through its Emergency Management Division, shall continue to provide information needed by the School Board, County and Cities for emergency preparedness purposes.~~

~~Policy 1.7.6: Enrollment Projections.~~ ~~According to state law, the School District is required to project future student enrollment and school capacity. To determine future school capacity needs, the School District will calculate both short and long term student enrollment projections. Student enrollment projections are based on data obtained from the following:~~

- ~~● School District of Indian River County~~
- ~~● University of Florida Bureau of Economic and Business Research (BEBR)~~
- ~~● Local utilities~~
- ~~● U.S. Census Bureau Student projections based on residential growth trends in the County provide a data driven profile of the short term and long term future conditions driving the demand for new public schools. The projected full time equivalent (FTE) student counts by grade are based on cohort survival history and historic population growth estimates compiled from BEBR. Information on existing residential development and residential development anticipated~~

~~over both the next five years and the long term planning period was collected by Indian River County and the local government planning departments to verify the accuracy of student enrollment projections.~~