



MEETING MINUTES

Date: October 17, 2022
By: Karen Black
Re: Capital Outlay Committee Meeting

Meeting Date: October 17, 2022
Meeting Time: 1:30 PM
Meeting Location: Brevard County Public Schools Educational Services Facility
2700 Judge Fran Jamieson Way, Viera, FL
School Board Room

Attendees: Voting Attendees:

Bradley Parrish	City of Titusville (Member)
Christie Anderson	City of Cocoa Beach (Vice Chair)
John Coffey	City of Indian Harbour Beach (Member)
Christy Fischer	City of West Melbourne (Chair)
Todd Corwin	City of Melbourne (Alternate)
Kyle Harris	City of Cape Canaveral (Member)
Alexandra Bernard	City of Palm Bay (Member)
Courtney Barker	City of Satellite Beach (Alternate)
Keith Neterer	Brevard County (Alternate)
Jason Mahaney	Town of Grant-Valkaria (Member)
Michael Casey	Town of Indialantic (Member)
Karen Black	Brevard Public Schools (Alternate)

Non-Voting Attendees:
Rayna Dibling Brevard Public Schools

1. Call to Order

Ms. Fischer called the meeting to order at 1:30 PM.

Note: This meeting of the Capital Outlay Committee was publicly advertised in Florida Today on Friday October 14, 2022. This meeting was audio recorded.

2. Pledge of Allegiance

All attendees stood and recited the Pledge of Allegiance.

3. Introductions

Roll Call

All attendees introduced themselves and are listed above. Ms. Dibling called the roll. A quorum was present.

4. Approval of Agenda

Mr. Mahaney made a motion to approve the agenda, seconded by Ms. Anderson. The motion passed unanimously.

5. Approval of Minutes of July 11, 2022, COC Meeting

Ms. Anderson made a motion to approve the minutes of the July 11, 2022, meeting, seconded by Mr. Mahaney. The motion passed unanimously.

6. Standing Agenda Items

Capital Outlay Committee Appointment Updates

Ms. Black welcomed Mr. Bradley Parrish as the officially appointed member representing the City of Titusville and noted that Mr. Eddy Galindo will serve as alternate.

School Board Local Planning Agency Representatives (LPA)

Ms. Black listed the municipalities where a local planning agency representative is still needed: Melbourne, Rockledge, West Melbourne, Melbourne Beach, Indialantic, Grant-Valkaria, and Malabar. She added that a vacancy for the City of Cocoa is expected after December. Ms. Black will continue to work with School Board Members to fill all vacancies.

The committee reviewed the expected responsibilities of appointed LPA Board Members as follows:

- Knowledgeable about the requirements and processes of school concurrency.
- Available to answer questions about schools in the area based on our Student Accommodation Plan.
- Generally, following residential development as it pertains to student growth.

Ms. Black requested any additional expectations or suggestions. The following three suggestions were made that may help both local governments and LPA Board members:

1. Having knowledge and understanding of safety impacts when reviewing development request pertaining to school safety and Safe Routes to Schools information.
2. Including LPA representatives in the School Concurrency response letter emails so they are aware of the determination prior to Board meetings.
3. Making all concurrency letters in PDF format to meet the ADA compliance requirements.

7. BPS Capital/Sales Surtax Projects Update

Ms. Black provided a quick status update on the following four construction projects:

1. Mims Elementary Cafetorium

The building will provide dining areas, kitchen, storage, office space, as well as a performance stage. In addition, the building will serve the community as a hurricane shelter. This project also includes constructing a new parent pick-up/drop-off loop. Vertical construction started last week and all of the concrete tilt walls have been erected. Ms. Black played a short drone video showing the progress of the wall construction. The next steps include installing the steel structure and roofing construction which will be starting this week. The new building is scheduled for opening next fall, SY2023.

2. Viera High School Building Addition

The project will include 8 classrooms, 3 science labs, and space for the Brevard Learners Achieving Success Transition (BLAST) program, the Career & Technical Education (CTE) program, and the Choir program. Design is completed and site work has started. All relocatable classrooms have already been moved. A groundbreaking ceremony will be held on November 14th at 1:00 and all are welcomed to attend. The construction entrance will access from Lake Andrew Drive where the permanent entrance will be built. The new building is scheduled for opening next fall, SY2023.

3. South Lake Elementary School Classroom Addition

This project includes adding 8 classrooms and is based on a prototype design by Space Coast Architects. The design is completed, and the project is in the permitting stage. Site work has started. The addition is scheduled for opening next fall, SY2023.

4. New Middle School

Design of the new middle school in Viera is underway including additional work for the enhanced hurricane protection act (EHPA) structure and traffic signal. Construction bidding and pricing is underway. Invitation to Bid (ITB) for financing will be going out this week. Financing will go to the School Board in December along with the Construction Contract, if financing is approved. Potential construction would start in January, 2023 with the school opening in Fall, SY2024.

8. BPS Facilities Planning Report

School Concurrency Application update

Ms. Black noted the total number of concurrency applications for the year to date and stated the number of preliminary applications is twice as many as this time last year; however, she stressed that preliminary applications often accompany Comprehensive Plan Amendments which are processed counting the highest number of units the new density may yield but when final design is finished, the number of actual units is much lower.

Of the twenty final development applications submitted this year so far, 45% of the planned units are single-family and 53% are multi-family type units. A chart showing the number of units by municipality was provided in the presentation.

Ms. Black provided a graph illustrating the number of residential units under final review based on SCADL applications by type through October 7th for the last three years as a comparison. The graph included the approximate 3.6% increase in student membership within BPS traditional schools only.

District 5-Year Work Plan

The 5-Year work plan is due to the Florida DOE by October 1, 2022; however, the Department of Education did not open the website for editing until October 3rd. We are currently drafting the plan which will be placed on the November 22 School Board Meeting Agenda for approval. A copy will be submitted to the COC for review the week of October 24th.

Attendance Boundary Changes

Three attendance boundary changes are approved for School year 2023-24 at the January 2022 School Board meeting: Apollo Elementary to Imperial Estates, Heritage High to Bayside High; and DeLaura Middle/Satellite High to Cocoa Beach Jr/Sr. High School.

Three new attendance boundary changes will be presented to the Board in November which are all general housekeeping clean up in nature due to new residential development.

Eau Gallie to Viera High School

The intent of this proposal is to amend the attendance boundary to include all of the developing neighborhood, Pangea Park, into the same school. Currently, no students are affected by this proposal.

DeLaura to Johnson Middle School

The purpose of this change is to amend the school attendance boundary to coincide with new subdivision boundary lines. No students are affected by this change, the existing homes are located within an age restricted neighborhood.

Southwest to Stone Magnet Middle School

The proposed attendance boundary change would move the portion of the subdivision, Crystal Bay, from the Southwest Middle School boundary to the Stone Magnet Middle school boundary. Current and projected enrollment shows that students can be accommodated at Stone Magnet Middle, but potential development in the Southwest Middle School boundary area could limit capacity at Southwest Middle School. There is only one access road into the neighborhood. All middle school students will need to ride a bus. This proposal will simplify transportation by using one bus to service the entire neighborhood to the same middle school.

The potential boundary change does not currently affect any middle school students; however, 4 elementary and 3 high school students reside within the affected area.

It is noted that more changes will be needed in the future in the Viera area as more development is planned, as well as with the creation of a new middle school boundary.

Financially Feasible Plan

Ms. Black stated that Fall Development Data Request is due. Brevard Co, Cocoa, Palm Bay, Satellite Beach, Titusville, Cape Canaveral, and Indialantic have not returned the development request yet. Please submit your information as soon as possible as we move forward with student projections.

Student Membership Projections

Student membership projections will be calculated using current student data, birth rates, mobility factors and development data by December 16, 2022. Once completed, the Financially Feasible Plan will be updated for use in School Concurrency calculations for the next year.

Student Accommodation Plan

The Student Accommodation Plan (SAP) is an annual report detailing existing and projected student enrollment along with an analysis of school capacities. The District uses this report to ensure that adequate and appropriate facilities are available to accommodate the students and programs planned for the following school year. Ms. Black presented a tentative schedule for developing the 2023-2024 SAP, with projected School Board approval in April 2023.

Educational Plant Survey

Mr. Lindemann and Ms. Black have agreed to draft the Educational Plant Survey in-house. The Plan is due to the Department of Education by June, 2023.

9 Tentative 2023 COC Meeting Schedule

Two of the previously schedule meeting dates for next year (shown in red) were changed due to falling on holidays. The new dates were presented to the Committee for approval.

- **Monday, January 9, 2023; 1:30 pm**
- Monday, April 10, 2023; 1:30 pm
- Monday, July 10, 2023; 1:30 pm
- **Monday, October 16, 2023; 1:30 pm**

Ms. Bernard made a motion to approve 2023 COC Meeting Schedule, seconded by Ms. Barker. The motion passed unanimously.

10. Additional Discussion

Ms. Fischer inquired if an analysis has been performed based on the increase in the number of multi-family units to verify if the number of students generated is changing for this type of unit. Ms. Black stated that she has not formally checked the increase in multi-family units with the updated student generation multiplier; however, it will be interesting to watch since the economy has changed, and we now see an increased need for affordable housing. Will the type of multi-family units being built fill the need for affordable housing? And if so, will we see an up-tick in the number of students generated from these types of units? For now, Facilities will continue to monitor development and trends. The next update for the student generation multiplier is in four years.

11. Adjournment

Ms. Fischer adjourned the meeting at 2:25 PM.

David Lindemann, Secretary

End of Minutes