

**Hobe Sound Elementary Planning Workshop**  
**Monday, August 18, 2003 – 7:00 p.m.**  
**Hobe Sound Elementary School**  
**11555 SE Gomez Avenue**  
**Hobe Sound, FL 33455**  
**Stuart, FL 34994**

**Members Present**

Dr. David Anderson, Chairman  
Vicki Davis, Vice-Chair  
Susan Hershey  
Laurie Gaylord  
Lorie Shekailo  
Dr. Sara A. Wilcox, Superintendent  
Tom Elfers, School Board Attorney  
Matt Rudling, Student Representative (SFHS)

**Members Absent**

None

**Staff Present**

Hank Salzler, Rosemarie Taylor, Essie Rains, Mary McWilliams, Rodger Osborne, Shelly Foy, Coach Dan Warner

**Public**

Lee Weberman, Kim Delaney, Lea Stanton, Susan Freehauf, June Parrilli, Mark VanDyke, Kim Brisky, Cynthia Holmes, Larry Dimmet, Mary King, Randy Groza, Ross Person, Colleen Thomas, John Creswell

**Press**

PBPost – Rani Gupta

Stuart News – Michael Samuels

**MCEA** – No Representation

**AFSCME** – No Representation

Call to Order by the Chairman and Pledge of Allegiance to the Flag of the United States.

Dr. Anderson opened the meeting by explaining the process and the difficulty in finding suitable land sites for schools. He discussed the historical significance of specific sites and the generational backing. He explained the meeting is being held to garner feedback from parents, students and community leaders on how best to matriculate through the process. He recognized Mr. Lee Weberman, County Commissioner and Jennifer Ferrari, Executive Director of the Hobe Sound Chamber of Commerce, on their attendance. He recognized School Board Member Laurie Gaylord as the Hobe Sound representative.

Dr. Wilcox congratulated Hobe Sound Elementary on implementation of the new school uniforms and how wonderful the students look. She complimented them on being an “A” school as well.

**1. Master Plan Concept Review**

Mr. Osborne reviewed the Master Planning process, which entails brainstorming and organization prior to taking on a major project. He explained the entire district is undergoing this process, both short term and long term. He believes Hobe Sound Elementary was built in 1962 and major overhauls are needed. This provides an opportunity to get everyone’s opinion and the architects could then draw up a footprint to see how it works. The first step in the process is creating a perfect plan, which is the key to making the rest fall in place.

He stated there have been several meetings involving the different possibilities. A question was raised of moving to another site and staff investigated the possibility of land around the current site and found approximately eleven potential sites. Then the question was raised, could the school be sited on the current site with minimal disruption to classes.

**4. Open to the Public**

- Shelly Foy asked Mr. Osborne to discuss the timing of the project.

Mr. Osborne explained this would depend on the decisions made on placing the school onsite or offsite. At best, either one would be twenty-four to thirty-six months of planning and construction. Mr. Manning stated thirty months is actually physical construction on the current site and Mr. Osborne stated fourteen to eighteen months for construction depending on the scenario. He discussed the phased in process.

Mr. Osborne explained how Hobe Sound Elementary was selected through Master Planning as a top priority for renovation / rebuilding. He stated the quantity and quality of all schools is equal throughout the district, and there are provisions in the budget for Hobe Sound. Mrs. Davis clarified it is in the five-year budget and Mr. Osborne explained he has planning funds in this years budget.

Dr. Anderson pointed out the difficulties in building on site and feels a school gives up a lot of quality things that a school should have, however is open to community opinions. He asked the parents to keep their minds open and to do the right things for the right reasons. He clarified that at this time there is no dollar amount or timeline and feels the plan would be sacrificed if a dollar amount is given.

## **2. Planning Process for Hobe Sound Elementary**

Mrs. Essie Rains welcomed everyone to Hobe Sound and recognized her steering committee. She reviewed the entire process the committee undertook since the selection of the architect, which ultimately ended with several plans to select from.

## **3. Options for Replacement School Site Plans**

Mr. Manning of Song and Associates, Inc. explained their first charge was to look at the facility and compare it to a brand new school. Technically, they came up with a phase replacement, which is building a new building on a campus that is under occupancy. He reviewed the existing site plan and that even though there is a lot of land, only 60% of the site is usable. They analyzed the buildings and explained the ones outlined in red are on the flood plain (most of the buildings) and discussed the Castaldi formula. He explained the building outlined in yellow is a requirement to maintain and that the older of the three purple buildings could undergo possible demolition. He reviewed Plan A and explained that in this proposed phased process, they would build the larger buildings first so that once completed the students could be moved into them as soon as possible. He discussed the need to add portables during construction in order to house students during construction. He reviewed Plan B, which is one main building that is two stories and would have to be built all at one time. The administration building has been left to house other activities such as Extended Day. This plan would impact only two current buildings, which would reduce the impact on the school and there wouldn't be the need for a great number of portables. Plan C is the same except the stage has been placed in the back with the view of the river. Plan D would require a lot of fill due to the elevation of the land and would place the play fields out front. This would have a significant financial impact. Plan E, places the school at the far front of the site, would reduce the amount of fill needed, would impact portions of the school and play havoc with student drop offs, however the back part of the school would still function. This places the school right on the road. Plan F is a longer plan and engulfs the administration building on the corner and allows the site to be placed about thirty feet further from the roadway. This again is a two story solution, thereby gaining a lot of land. He explained the committee has not settled on a plan, but this shows there is a possibility to build on the current site without dramatic impacts on campus.

Mrs. Davis clarified that the committee initially preferred Plan "D", and after prioritization, it was changed to "B".

## **4. Open to the Public**

- Lea Stanton, a steering committee member, would like to see the school built on a new site and finds renovations and construction over the many years she has been at the school to be distracting to the students. Their main focus is academic purposes and instruction could continue without disruption and frustration of building on site. She feels Hobe Sound Elementary would remain a good community school even if moved to another site.
- Dan Warner, the physical education coach, lobbied strongly for a covered play area that covers the entire basketball court. Dr. Anderson feels a covered playground is a foregone conclusion for all the new schools and Mr. Warner explained he wants a full court playground not half court.
- Susan Freehauf, parent and SAC member, disagreed with Ms. Stanton and feels the school would not host the same community feel if it is moved. She stated there are no sites within the immediate area and it would have to be built on the other side of US1 and asked the Board to leave it here.
- Kim Brisky, a parent, feels when you look at real estate, you are also looking at schools. She believes Hobe Sound Elementary has an advantage over many other schools as an Audubon School, positive and pro volunteer organization, and a great group of parents. She commented that long term the Hobe Sound community would benefit from rebuilding on the current site.
- Mark VanDyke prefers to have the school rebuilt on the current site and if it is planned properly, it would only affect one calendar school year. The return and paybacks can not be duplicated anywhere in South Florida. He asked what flood zone the school is in and asked if the site could be filled and brought up to the necessary requirements during development in order to develop and avoid future flooding problems. Mr. Manning stated the school is in the FEMA Flood Plain, a Federally regulated flood plain, and there is not a lot of latitude on working with it, except getting above it. The State requires all school buildings finished floor to be one foot above the flood plain. The problem is all the pink buildings would have to be raised, some as much as three feet. Fill could be brought in to bring up the site for buildings to be above the criteria; however it greatly impacts the storm drainage. South Florida Water Management District requires a glass wall, which is all the way around the site to contain storm drainage. As fill is raised, a site has to displace more water. Mr. VanDyke asked if there are extended costs associated with one site over another and feels they might wash in the long term. He feels the uniform policy passed due to the close knit community.

- June Parrilli, a parent, asked the Board to not rush their decision, and agreed a covered play area is needed due to the obesity problems with today's children. Feels rather than putting money into landscaping, the district should spend it in other areas.
- Kim Delaney, a Hobe Sound resident, advocated rebuilding the school in its current location and feels the school is in an ideal location as a community resource. Her family purchased their home knowing they would be able to ride their bikes to school each day, and by removing this characteristic of the school would remove the town feel of the community.
- Cynthia Holmes voiced opposition to moving the school to a different location.
- Larry Dimmet, retired educator, urged the school board to retain the school at its current location.
- Joanne Towner stated she is in favor of keeping the school at its current site. She asked what impact a redesign would have on the Kids Kingdom?
- Mary King, director of the child care center across the street, asked the school to stay at its current site.
- Shelly Foy stated she is riding the fence between keeping the school at its current location and moving it. She discussed the impact of construction taking place on site with construction workers and heavy equipment. She asked that parents and the community be realistic about the two-year impact building on site would have on the community. Construction of this nature will be disruptive to students, teachers and administrators.
- Randy Groza stated the budget is what actually controls the process and asked what the engineers have told the school board about the fill situation and how it would financially impact the district. Mr. Manning explained it depends on the solution the Board selects and the three phase replacement over two years would be the most expensive. He stated numbers have not been run on any of the projects and discussed the difficulty of preparing figures until a solution is selected. Mr. Groza clarified that Mr. Manning's sense is the renovations to the site plan are not so egregious that it would prohibit it from being on this site and Mr. Manning stated no, they have done many replacement schools. Mr. Groza explained the community has been told the current site is not ideal for a replacement school and Mr. Manning does not feel there would be a significant difference in dollars for a replacement school or a new school. This is a workable site depending on how it is worked. He feels a two-story building would be a better maximization of land, thereby leaving playfields available.
- Ross Person, parent, asked if the Board would have to be concerned with flood plains with temporary schools or only permanent structures and Mr. Manning explained the State would give some leeway, but not much and they would have to be placed higher on the site. Mr. Person asked if the Board has considered stackable concrete portables and Mr. Manning stated it is possible but very expensive. He explained the high expense of bringing portables on site, and would like to find places for students at other locations on site. Mr. Person asked if there would be a re-marketable value to portables after being used and sold to another county and Mr. Manning stated theoretically yes. Dr. Anderson stated the Board needs to stay as free of portables as possible and feels portables become permanent.
- Colleen Thomas questioned if the children would be placed in the portables that are currently on campus should they build on the current site and Mr. Manning stated they would attempt to find classrooms on campus, such as conference rooms and computer rooms, and depending on which scenario is selected, minimal portables would be needed. Ms. Thomas stated she does not want children in the portables that are currently on campus due to their dilapidated conditions.
- John Creswell, Director of Facilities and Operations Maintenance for South Florida Water Management District, urged the Board to hire a CMR in lieu of the traditional design, bid and build process and discussed the benefits of a CMR.

## **5. Open to the Board**

Matt Rudling

Stated he can see the benefits of the different opinions and feels the biggest question is would the community be as involved if the school is moved to a new site. He discussed the sentimental values involved and what would be the best for the children in the long run.

Mrs. Shekailo

Stated it is obvious that the majority of residents want the school to remain at its current site. She explained her concerns are for the safety of the students while under construction and the academic purpose of the school. She commented that as the member of a community school in Jensen Beach, she understands and appreciates the sense of community pride and its benefits. She is interested in hearing the options available, including costs, before coming to a conclusion. She asked the community to be patient with the Board if they choose to retain the school on the current site because it would be an intrusive process for everyone and the Board would need everyone's cooperation.

Mrs. Gaylord

Stated she has heard from many residents who were not able to attend the meeting who expressed a desire to keep the school at its current location. The Board as a whole is concerned about the safety and education of the students and they would investigate all possibilities. She explained it is an emotional

issue for parents and understands their feelings. She reiterated Mrs. Shekailo's comments that if the school is rebuilt on the current parcel, it would be an inconvenience to parents and their patience and understanding would be needed.

Mrs. Hershey

Stated she is impressed with the conduct and respect from the residents. She explained she was the one to suggested looking at other locations and feels the Board must look at all possible solutions to a problem before making a final decision. She believes the process that the school has undergone has made the residents more aware of the in depth processes involved in building a school. She agreed the coach should be given a large covered play area.

Mrs. Davis

Thanked the committee for their hard work and Song and Associates for their assistance. She assured the community that as of March 17, 2003, the Board and staff included a new school for Hobe Sound Elementary in the plan. She further explained that through the master planning process, the Board would bring each and every school up to a comparable level throughout the entire district.

Dr. Wilcox

Also thanked the community for their input and the planning committee for their hard work. She discussed the master planning process, the need to stay within budget and the district being stewards of the taxpayers' dollars. She believes community schools are a treasure in Martin County and should be held onto as long as possible. The Board must however be realistic in how it spends its dollars and explained the next step is Mr. Osborne meeting with the planning committee and bringing forth a final decision on a planning option.

Mr. Osborne

Discussed the remainder of the master planning process and explained he is aware of the concrete portables. He stated he is always looking for better ways to doing more and appreciates the community input.

Dr. Anderson

Feels this is the best audience he has dealt with in a long time and it speaks for the culture of the community and its citizens. He stated he has elected to remain with the Board after his retirement from Indian River Community College to see the building projects completed. He voiced dislike for portables and stated they become permanent, however if portables are required, the concrete should be used.

Matt Rudling

Thanked the community and Board for giving him the opportunity to partake in this process. He stated that as the student representative, he has become fully aware of how much the school board truthfully cares about the students and citizens.

There being no further business to bring before the Board, the meeting was adjourned at 8:45 p.m.

---

**CHAIRMAN (Dr. David L. Anderson)**

---

**SECRETARY (Sara A. Wilcox, Ph.D.)**