

**JOINT WORKSHOP**

**BOARD OF COUNTY COMMISSIONERS  
PUNTA GORDA CITY COUNCIL  
CHARLOTTE COUNTY SCHOOL BOARD**

**MAY 3, 2004**

A joint workshop of the Board of County Commissioners was held at the Murdock Administration Complex, Room 119, Port Charlotte, Florida. The following Board of County Commission members were present: Chairman Matthew D. DeBoer and Commissioners Adam Cummings and Sara Devos. (**Commissioners Thomas C. D'Aprile and Mac V. Horton were not present for this workshop.**) The following Punta Gorda City Council members were present: Mayor Stephen J. Fabian, John Land and Thomas D. Poole. (**Council Members John H. Murphy and Marilyn P. Smith-Mooney were not present for this workshop.**) The following Charlotte County School Board members were present: Chairman Andrea Messina, Barbara Rendell, Connie Kantor, Sue Sifrit and Lee Swift. Also in attendance was Charlotte County Deputy Clerk Karen S. Mitchell.

**I. Call to order**

**II. Welcome and introduction of workshop participants**

The meeting was called to order at **10:05 A.M.**, followed by the Pledge of Allegiance to the Flag and introduction of the members of each group. **Chairman DeBoer** said he welcomed everyone this morning, Charlotte County was about to experience tremendous growth rate, recalled in the mid-80's they experienced about a 6% growth rate, they're not sure it will be 6% this time but they're assuming it would be close to that, and the difference between then and now was it won't be a spike like they had in the 80's but sustained for probably a decade. **Chairman DeBoer** said this means they could easily add 30,000 to 50,000 people in the next seven to ten years, noted they don't have enough commercial or retail properties nor do they have enough property set aside for government services, the School Board was struggling with that as well, opined that realistically they need to look even further into the future, said Sarasota County did a 50 year plan which he wasn't opposed to doing here, there were currently 160,000 platted vacant lots that could be built

on adding a possible 320,000 people without the government doing anything and if that happened what would they do. **Mayor Fabian** added the city population over the past four years has grown 25%, he didn't see that changing in the very near future and agreed they will all be faced with a tremendous change in the population growth of Charlotte County.

### III. Presentation of packet materials

Jorge Perez-Gutierrez, Planner II, gave a slide presentation which paralleled the material and detailed the following: Residential Units Which Have Received Final DRC Approval; Land Use Changes That Impact Student Populations; and Building Permits Which Show Residential Development Will Occur. Dr. Roseann K. Samson, Assistant Superintendent for District Support, gave a slide presentation which paralleled the material and detailed the following: Charlotte County Public School District Five-Year Work Plan. (Discussion ensued regarding impacts of the class-size amendment; acreage needed for an elementary school, middle school or high school; impact of current and future growth; high growth areas like North Port, Taylor Ranch, and along Kings Highway into DeSoto County which were being driven by water and sewer availability; using the Urban Service Area map which illustrates the infill and suburban areas; the need for the School Board to receive City and County permit information for growth management planning; and School Board's \$174 million in unfunded needs to meet their five-year plan for which they will receive no help from the State; and requesting County's lobbyist to include this issue as it will impact ad valorem taxes.)

### IV. Murdock Village presentation

Thomas A. Cookingham, Planning Services Manager, gave a slide presentation titled "Murdock Village - Concept to Reality". (Discussion ensued regarding the Request For Proposal (RFP) inclusion of a 20 acre site being set aside for an elementary school, the possibility of expanding that to a larger site for a joint facility for other government uses, the out-of-pocket expense to address the future need for courtesy busing of students from Murdock Village to Murdock Middle School which was within the two-mile walk zone but the School Board wouldn't want students walking across SR 776, and the need for growth planning

of various areas in the County like the Burnt Store Road corridor to help the City with annexation plans.)

V. Discussion, questions and answers

**School Board Chairman Messina** said it was important that **School Board Member Swift** now sits on the Murdock Village Advisory Board, thanked the Chair for including them, asked which areas would come first - commercial or residential, and if there was a construction time line. **Chairman DeBoer** said the commercial area won't be built until there was a market for it, they had received the blessing of the Department of Community Affairs (DCA), they still have to deal with the permitting issues with Southwest Florida Water Management District (SWFWMD), final buildout was estimated at seven to ten years out and it might be one to two years before they can actually break ground. **Commissioner Cummings** added they also have the Scrub-jay issue to deal with. **Chairman DeBoer** agreed and clarified they've got about 25 acres in the middle that were Scrub-jays. **School Board Member Rendell** asked if the County had considered establishing an educational facility benefit district or was it up to the private developer to do so. **Chairman DeBoer** clarified they hadn't made a decision yet but it was part of the process. **Commissioner Devos** said according to Mr. Payette there were between 200,000 and 300,000 vacant platted lots in Charlotte County, agreed with **School Board Member Kantor's** concerns regarding the growing cost of busing and said they need to prevent haphazard growth because the way they've allowed growth in the past has cost the County so much money. **School Board Member Sifrit** agreed they need to coordinate all their efforts. **Councilman Poole** asked for clarification on the special school tax for Murdock Village. **Chairman DeBoer** explained the tax would be used for capital to build the school which would be owned and run by the School District. **Councilman Land** said he was concerned because the projected growth rate in Punta Gorda Isles alone was 41% by 2020, a growth plan was definitely needed, southwest Florida was now being advertised on Scandinavian television so the growth was coming and asked what the next step was. **Commissioner Cummings** said the DeSoto County utility expansion plan will generate growth along U.S. 17, opined commercial development could be expedited in Murdock Village if there was a significant governmental anchor to draw people into the area which was part of the Urban Land Institute (ULI) study, they need to deal with buildout scenarios

which include schools and there would be a demographic shifts which impacts buildout scenarios. **School Board Member Kantor** agreed now was the time to affect responsible growth, said she felt meetings like this and all the staff involved were part of the building blocks to a strong foundation and reiterated a School Board member needed to be part of the decision making process. **Mayor Fabian** agreed there would be demographic changes, noted more and more condominiums were becoming more desirable by families, asked if the proposed school in Murdock Village would be open to anyone who wanted to go to it and if it would it be a super school. Dr. Samson responded the new school would be on a parity with all the other schools and it won't be a super school.

#### VI. Directions to staff

**Chairman DeBoer** said this had been a very good first experience, he felt the next step would be to bring some things back that would be a little more definitive and opined this was a very unique time because these three elected governmental bodies were willing to make the tough decisions. **Chairman DeBoer** said what he would like to do was to work with staff on the following items which need to be brought back: put projected growth patterns onto a map so they can see where the impacts were going to be and the projections need to be conservative on the high side; include land use needs with the growth patterns; and include the possibility of impact fees to put more of the burden on the new growth. **School Board Chairman Messina** said she would like to include in that information the five, ten and twenty year school plans. **Chairman DeBoer** said if there was anything else he would do his best to gather it together so they can keep future meetings as concise as possible. **Commissioner Cummings** opined discussions on impact fees should include school impact fees and also whether it would be tiered for infill versus suburban and indexed for growth.

**Commissioner Devos** said she wanted to take this opportunity to tell them about the Board's plans to showcase our wonderful school system, commented on the presentations that would be made at the May 11, 2004 Board meeting and suggested the City participate. **Mayor Fabian** opined they should reintroduce the 'shadowing' program. **Commissioner Devos** agreed, said she hoped this would be a step in the direction of Lee County's Golden

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Apple Award program and noted the May 11, 2004 meeting would be a live broadcast which will be wonderful for the community.

Chairman DeBoer said the next time they get together he would like to try to keep meetings under two hours. (**Joint consensus.**) Chairman DeBoer thanked staff for all the work they put into this.

MEETING ADJOURNED: 12:03 P.M.

Signature on file in Commission Minutes  
Matthew D. DeBoer  
Chairman

ATTEST:

BARBARA T. SCOTT, CLERK  
OF THE CIRCUIT COURT AND  
EX-OFFICIO TO THE BOARD  
OF COUNTY COMMISSIONERS

By: Signature on file in Commission Minutes  
Deputy Clerk

/ksm