

JOINT WORKSHOP

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

MAY 16, 2005

A joint workshop of the Board of Charlotte County Commissioners was held at the Murdock Administration Complex, Room 229, Port Charlotte, Florida. The following Board Members were present: Chairman Sara J. Devos and Commissioners Thomas G. Moore, Adam Cummings, and Matthew D. DeBoer. (**Commissioner Thomas C. D'Aprile was not present for the workshop.**) The following City Council Members were present: Vice Mayor Larry Friedman and Council Members Marilyn P. Smith-Mooney and Thomas D. Poole. (**Mayor Stephen J. Fabian and Council Member David Phelen were not present for the workshop.**) The following School Board Members were present: Chairman Barbara Rendell, Vice Chairman Sue Sifrit, Lee Swift, Alleen Miller and Andrea Messina. Also in attendance were Charlotte County School District Superintendent David E. Gayler, County Administrator Bruce D. Loucks, City Manager Howard Kunik, and Supervisor of Minutes Diane J. Nice.

I. Call to Order

II. Welcome and Introduction of Workshop Participants

Chairman Devos called the workshop to order at **10:37 A.M.** to discuss land use and public school facility planning. **School Board Chairman Rendell** introduced School Board Members. **Vice Mayor Friedman** introduced Council Members. **Chairman Devos** introduced Board Members.

III. Presentation of Packet Materials

Jorge Perez, Planner III, stated this is the second meeting held on land use planning and public school facility siting and recognized the efforts of the other team members: Planner III Joan LeBeau, Assistant Superintendent Roseann K. Samson, and the City's Chief Planner Mitchell Austin as well as Geographic Information Systems and Permitting staffs. Mr. Perez gave a slide presentation which paralleled the packet material and

detailed the following: County and City projects with final Development Review Committee (DRC) Approval, comprised of six or more residential units, will impact schools; DRC Approvals increased for 2003 to 2004 from 927 to 1,921 units/lots in the County and from 245 to 1,012 units in the City with maps reflecting project locations. Mitchell Austin, Chief Planner, advised the significant increase in approved DRC units in the City was attributed to the Boca Lago and Bella Lago a/k/a as the Dead Lakes project since it is unlikely that such a project will occur again in the rest of the City and projected a decline in 2005 approved DRC units. Mr. Perez explained the primary DRC locations are in the Sandhill, Kings Highway, and I-75 areas; the County lost 147 development units that may impact student populations as a result of land use changes unless a developer transfers development units; there were no land use changes in the City during 2004 that might impact student populations; building permits increased for 2003 to 2004 from approximately 1,800 to 2,220 for Detached Single Family homes, 49 to 115 for three or more Multi-Family units, and 231 to 1,237 for Mobile Homes that might be attributed to the damage caused by hurricanes last year; Permitting in the City decreased from 2003 to 2004 from 246 to 124 for Detached homes and increased from 235 to 1,012 for Multi-Family units. Mr. Austin projected a continued decline in Single-Family permits within the City for 2005. Mr. Perez proffered a chart reflecting a significant increase in the Number of Bedrooms for different types of dwellings as a result of building permits. Dr. Roseanne K. Samson, Assistant Superintendent, explained the architectural rule for calculating student populations is based on an average of 2.3 children per bedroom but in Charlotte County the average is 1.75 children per bedroom; the numbers vary; and the best method to project student populations are the advance enrollments and applying trends and other data in order to make sure portables are in place prior to school opening. **Commissioner Cummings** stated the Nation-wide average family is two to three children. Dr. Samson indicated the architectural rule average has never been utilized in Charlotte County. Mr. Perez outlined primary increases in the number of bedrooms stem from permits in the County for Mobile Homes and four or more Multi-Family residential structures; the increase in building permits that may impact student populations is located in Rotonda and South Gulf Cove areas in West County, Kings Highway, Deep Creek, and Harbour Heights in Mid-County, and the Burnt

Store, Charlotte Ranchettes, and the area west of U.S. 17 towards Desoto County in South County.

IV. School Reconstruction Presentation

Dr. Samson explained the School Board is required to develop a five-year plan but because of devastation caused by the hurricanes in 2004, the State Department of Education approved submittal of the 2003/04 data because it was impossible to align the plan due to the lack of financial data from insurance and the Federal Emergency Management Agency (FEMA). Dr. Samson reviewed Attachment A to the Charlotte County Public School District Report for the Joint County-City-School Board Meeting on the status of facilities: the Charlotte Performing Arts Center, three-story building, the two-story building, cafeteria, and the Wally Keller Gymnasium at the Charlotte High School campus will be salvaged and the School Board decided in September 2004 to brace and preserve the 1926 three-story historical building; Punta Gorda Middle School was determined by insurance and FEMA to be totally demolished; Baker Center has already been demolished; insurance and FEMA has identified the two newest buildings will remain at East Elementary School; staff is working with insurance and FEMA regarding Neil Armstrong and Peace River Elementary Schools but no decisions have been made; acknowledged the number of schools reopened on August 30, 2004 to all but 6,000 students; and offered to answer questions. **School Board Chairman Rendell** requested a comparison of the cost to brace versus replace the three-story building. Dr. Samson stated the three-story building would be used by children on the campus although the specific use has not been determined and the cost to brace it would be comparable to rebuilding the same three walls. **School Board Member Miller** questioned the availability of grant funds for bracing. Dr. Samson explained a \$50,000 grant application was filed and official notification has been received that it placed second for the preservation of Charlotte High School, another grant for \$350,000 will be brought before the School Board for preservation of the building, and pointed out it is always more expensive to preserve an old building than to construct a new building. Dr. Samson reviewed the Hurricane Recovery - 2005 - Ongoing Historical Chronology of School Openings either to schools or modulars and stated all schools, except East Elementary School, have been returned to modulars and the goal

is to have modulars to reopen the school on July 6, 2005; and all of the modular reconstruction will be reimbursed through insurance i.e. over \$20 million to get children back into their neighborhoods. **Chairman Devos** recalled someone hired by the Lee County School Board commented on the joint efforts of the Lee County Commission and School Board to harden schools for use as emergency centers and requested Dr. Samson to prepare a proposal to harden at least one school in each community for use as shelters. Dr. Samson stated it was Dennis Smith of PBS&J; some research has been done on mitigation procedures and provided to the School Board as well as letters to Emergency Management Director Wayne Sallade regarding schools that will be rebuilt; School Board staff is proceeding with developing a plan; and stated there are opportunities for the County Commission and School Board to work cooperatively. **Chairman Devos** agreed this would be a good opportunity to proceed jointly. **School Board Chairman Rendell** stated, hopefully, the School Board will approve a grant at its meeting tomorrow for \$118,000 to harden the first floor of Kingsway Elementary School by securing the windows and doors and making it generator ready for 2006. **Chairman Devos** expressed concern about providing shelters for special needs persons, pointed out the County does not have many new buildings coming on line, and suggested the Mental Health facility might be appropriate. Dr. Samson explained consideration is being given to new school sites for possible shelter use but flood elevations are an issue with Mr. Sallade. Dr. Samson stated, since the May 3, 2004 joint meeting, the School Board has made changes in property holdings to add Lot 18, Block 9 on Allen Street to the Charlotte High School campus and the 17.52 acres at Collingswood Boulevard, Abbot Avenue, Dogwood Street, and Geddes Avenue have moved from unimproved to improved for the bus transportation and maintenance facility for the Murdock Center; and explained the color coded map matches the report. Dr. David E. Gayler, Charlotte County School District Superintendent, explained the lack of a Five-Year Strategic Work Plan last year was due to demands from the hurricanes; a long-term plan including redevelopment will be submitted to the State as required each October; commented on the difficulties of developing the plan due to the lack of accurate information on housing and the impact on growth and student populations. **(Discussion ensued regarding the use of modulars, Capital Improvement Program funds in conjunction with insurance and FEMA monies, School Impact Fees, courses offered**

at Edison Community College and Florida Gulf Coast University for teaching and medical positions, the need for more school sites west of the Myakka River and Deep Creek over the long-term, the decline in current school enrollments due to the hurricanes and projected future increases, land in Murdock Village for a school site, and criteria for the use of schools as refuge shelters and possible grant funding.)

V. Discussion, Questions and Answers

VI. Directions to Staff

Chairman Devos congratulated Dr. Gayler on being presented with the Leadership Award. Dr. Gayler expressed appreciation to the Board of County Commissioners, City Council, and staffs for the tremendous support in getting students back to school. **School Board Member Messina** agreed and stated positive working relationships between governmental entities have made it work in the community. **Chairman Devos** recommended staffs continue working together. Dr. Samson expressed appreciation to staff that worked on the packet materials. **Council Member Smith-Mooney** acknowledged the high level of cooperation between local governmental entities as well as all the work done by staffs.

MEETING ADJOURNED: 11:55 A.M.

Sara J. Devos
Chairman

ATTEST:

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

By: _____
Deputy Clerk

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