

BOARD OF COUNTY COMMISSIONERS - JOINT WORKSHOP

MAY 7, 2007

A joint workshop was held at the Murdock Administration Complex in Room 119, Port Charlotte, Florida. The following members were present: Chairman Loftus, Commissioner D'Aprile, Commissioner Duffy, and Commissioner Moore. Also in attendance were Vice Chairman Goldberg and Council Member Albers, Council Member Wallace, and Council Member Smith-Mooney; School Board Chairperson Messina, School Board Member Sifrit, School Board Member Miller, School Board Member Rendell, and School Board Member Swift. Mayor Friedman was absent for the workshop and Commissioner Cummings was absent for this portion of the workshop.

I. The joint workshop called to order by Chairman Loftus at 2:00 PM.

II. Welcome and Introduction of Workshop Participants

A. Charlotte County Board of County Commissioners

Chairman Loftus thanked everyone for attending the joint workshop and introduced Chairperson Messina and Vice Mayor Goldberg. Chairman Loftus announced all Commissioners are present except Commissioner Cummings.

B. Charlotte County School Board

Chairperson Messina recognized the beneficial impact of increased communications due to the annual meetings between the Boards and Council and introduced School Board Members.

C. City of Punta Gorda

Vice Mayor Goldberg introduced Council Members and advised Mayor Friedman is out of the Country.

III. Presentation of Packet Materials

Planner II Keyl Groff stated he is part of a working group with staff from the County, City of Punta Gorda, and the School

Board on development within the County and the impact on schools. Mr. Groff introduced Dr. Roseann Samson and Joan LeBeau who have been very instrumental in compiling the packet for the workshop.

A. Chief Planner Joan LeBeau, City of Punta Gorda

Ms. LeBeau updated attendees on demographics compiled by Economic Development on an annual basis as set out on page 3 in the packet and revised for an increase in the projected population for 2006/2007 from 157,000 to 163,000; the City of Punta Gorda recently updated its demographic and housing study for 2006 year and it showed 17,595 of year around residents and about 3,000 seasonable residents; the median age usually drops with population increases; based on 2000 census data, the median age was 54.3 years and the 2005 data reflects a median age of 52.7 years; referenced page 5 on the top three employment categories of Retail Trade, Education & Health Services, and construction, Mining & Natural Resources and reported construction recently moved up to the second highest under the Business Patterns by Industry.

B. Planner II Keyl Groff, Charlotte County

(Commissioner Cummings was present for the remainder of the workshop.) Mr. Groff explained three mechanisms are utilized in the County and City for development based on Development Review Committee (DRC) approvals, building permits, and land use amendments; reported final DRC approvals in 2006 were for 27 projects with a total of 1,958 lots and units as shown on the map. Ms. LeBeau reported the 2006 City of Punta Gorda final DRC approvals total 144 lots and units for 14 projects, exclusive of a project approved in 2005 for 186 units that had to come back before DRC; the trend is moving towards smaller affordable units; the units to be occupied by families increased from about 5% to 10% of the 144 units but that is still a very small percentage. Mr. Groff summarized the slide on Final DRC approvals for the County and City for 2,102 units. Mr. Groff stated 2006 Land Use Changes that may Impact Student Populations resulted in 1,614 Residential Service Units gained in the Urban Service Area and 197 occurred in the County within the last fiscal year; referenced the Land Use Changes as depicted on the maps for West,

Mid, and South County. Mr. Groff advised the City had no land use changes that would have impact on the student population.

Mr. Groff referenced the chart on new County Residential Building Permits for 2003-2006 that reflected 2,710 for detached single family, 51 duplexes, 150 multi-family units comprised of three or more, and 119 mobile homes that may impact the school population and commented on the map showing the density and school population increases. Ms. LeBeau reported on the chart for city Building Permits that showed an increase to 118 units for new residential and the trend in 2007 will probably continue on the increase towards a higher end residential. **Vice May Goldberg** asked if the calculations included families that moved out of the area due to the hurricanes and moving back in. Ms. LeBeau stated possibly yes but that data is not being tracked at this time. Mr. Groff mentioned that single family permits in the County were down to about 700 in the last six months of the fiscal year.

IV. Joint Working Group's Senate Bill (SB) 360 School  
Concurrency Primer

Mr. Groff explained SB 360 requires local governments and school boards to look at school concurrency in order to link land use and budgeting, promote regionalism, and encourage directed development; the Bill was passed by the Florida Legislature on June 24, 2005 and the County school concurrency is due by December 1, 2008; and the Bill requires a Public School Facilities Element in the Comprehensive Plan, the Intergovernmental Coordination Element and Capital Improvements Program Plan as well as the Interlocal Agreement concerning Levels of Service (LOS) will need to be updated, and City and County will need to modify their Development Review process to account for concurrency in schools. Mr. Groff explained the School Board and local governments must agree on LOSs; establish Concurrency Service Areas (CSA) and a maximum utilization rate of capacity; adopt a CIP for schools, formalize the Interlocal Agreement with the School Board, and adopt mitigation options for developers. Mr. Groff explained funding from developers for mitigation will need to be included in the five-year work plan; and Proportionate Share Mitigation Agreements will be necessary between developers, school districts, and local governments. Mr. Groff explained mitigation options include impact fees, land contributions, payment for

land, school construction, or mitigation banking and/or sell units; new DRC requirements for residential only are capacity must be in place or under construction within three years of approval and fiscally within 10 to 15 years under a new State law; developers must file school concurrency applications for approval by the School Board and local governments prior to entry of mitigation agreements. Mr. Groff pointed out the School Board already owns most of the sites but it would be beneficial to partner with them pursuant to requirements of SB 360. Mr. Groff advised the next steps are to establish an adoption schedule, select a consultant, discussions are ongoing in the working group about selection and policy decisions will be brought back to the Board.

**Council Member Smith-Mooney** stated that in addition to growth management concurrency requirements, developers of residential development will need to comply with school concurrency requirements of SB 360. Mr. Groff responded affirmatively. **Council Member Smith-Mooney** questioned applicability to developments for residents 55+ years. **Commissioner Duffy** inquired about the increase in units in the USA as a result of plan amendments and rezonings within the County and if they could have been transferred from elsewhere in the County for an inaccurate net increase. Mr. Groff stated yes and offered to bring back the information on the net increases.

#### V. Impact Fees

Dr. Samson referred to page 17 under the CCPS tab in the packet. Dr. Gayler advised the School Board is considering an impact fee; referenced page 19 on the formula for the School Impact Fee and rates and net costs for single family - detached at \$3,159.52, multi-family at \$998.32, and mobile homes at \$526.59; the School Board is willing to work with the County and City on implementing the impact fees as well as for workforce and affordable housing, and phasing in of the impact fees; the School Board's first priority is to address school problems, commented on meetings and workshops with builders and contractors on impact fees. **Chairperson Messina** stated the School Board has avoided impact fees as long as possible but now is the time to consider establishing impact fees on a phased based in coordination with affordable housing. **School Board Member Sifrit** reported as a result of the recent 79% decline in building permits, direction

was given to staff to develop a phased impact fee for 50% each in January 2008 and January 2009; staff was asked to research what is being done regarding affordable housing throughout the State and the impacts on Habitat for Humanity construction and Land Trusts.

**Council Member Smith-Mooney** questioned if a developer would be required to pay impact fees and address SB 360 concurrency standards. Dr. Gayler stated the impact fee would be a pass through fee for developers and the 55+ deed restricted communities are usually exempt from the impact fees. **Council Smith-Mooney** expressed concern about discrimination as a result of people older than 55 building homes outside of such communities having to pay the impact fee. Dr. Gayler advised case law has indicated that these impact fees can be imposed on the communities. **Council Member Smith-Mooney** concluded the impact fees for development and concurrency requirements would have to be satisfied. Dr. Gayler mentioned that impact fees for developers are treated as pass throughs, explained SB 360 will require the School Board to address concurrency levels in advance of development, and commented on the need for School Boards to comply with the Florida Inventory of School Houses Capacities.

**Commissioner Cummings** commented on developer's impact fees passed through to buyers and impact fee credits. Dr. Gayler expressed the belief that there is a difference in the impact fees paid by developers and consumers. **Vice Mayor Goldberg** questioned a minimum number of housing units for school concurrency in SB 360. Dr. Gayler expressed uncertainty. **Chairperson Messina** advised School Board staff is working on it. Dr. Gayler pointed out SB 360 does not include a minimum and it will be at the School Board's discretion. **Commissioner D'Aprile** questioned if meetings have been held with the building industry. Dr. Gayler responded several meetings and discussions have been held with building representatives. **Chairperson Messina** stated discussions with developers have resulted in the idea of phasing in the impact fees. **Commissioner D'Aprile** requested verification that communities of 55+ do not pay impact fees. Dr. Gayler stated yes but the community must be designated as a 55+ community. Dr. Gayler estimated around \$3 million a year based on current building but phasing in over two years would reduce it by 50% until the second year. **Commissioner D'Aprile** asked what the funds would be used for. Dr. Gayler

stated the revenues must be used for growth in school districts e.g. the funds may be used for purchasing and building new schools or additions based on increased growth.

**Commissioner Moore** questioned allocation of school impact fees as in the County for road impact fees. Dr. Gayler stated discussions have not reached that point but consideration will be given to County and City impact fee districts. **School Board Member Swift** explained school districts are changed based on growth. **Commissioner Moore** suggested taking the revenues as one big pot and using the funds as needed. **Commissioner Cummings** expressed concern about implementing the requirements of SB 360 as to school concurrency; in theory concurrency must be maintained; and implementing impact fees should be considered in relation to the Comprehensive Plan especially in the Infill, Suburban, and Rural Areas to avoid excess capacity in an undesirable development area. **School Board Member Rendell** stated that is being discussed by the working group. Dr. Gayler concluded the impact fee presentation.

#### VI. School District Building Update

Dr. Samson recalled the 2005 report details on destruction and recovery after Hurricane Charley and the 2006 report on funding from insurance and FEMA and financing of the projects relating to the six schools destroyed. Dr. Samson thanked Mr. Groff and Ms. LeBeau for all of their efforts. Dr. Samson, with the assistance of Cheryl Seagreaves, presented renderings from last year and April 30, 2007; commented on the current improvements achieved on the former 22,000 square feet with numerous portables to the 51,000 square feet Baker Center for 300 children that is scheduled to open on August 27, 2007 with a community walk through on August 13, 2007; and stated the Center has been enhanced to construct a larger permanent facility and eliminate portables. Dr. Samson stated Neil Armstrong Elementary School is the same type of prototype as Sally Jones for a 110,000 square feet facility; the blue roof going on currently; and it will probably be October when it opens with a capacity for 904 students instead of 550 students. **Commissioner Cummings** questioned if class room sizes will be smaller than at Sally Jones. Dr. Samson responded the class rooms are smaller, from 24 to 18 students, based on the referendum approved by voters and the school is larger. Dr. Samson explained Peace River

Elementary School is also a Sally Jones prototype of 110,000 square feet scheduled to open in November 2007, and pointed out the roof colors reflect only discernable increases to impact energy bills. Dr. Samson explained the ground breaking for East Elementary School is planned for 8:00 AM on August 1, 2007 and it is anticipated to take about 14 months for completion.

Dr. Samson explained market conditions have increased the overall cost of construction; Neal Armstrong Elementary School cost \$22,838,000 for 110,069 square feet; Peace River Elementary School which is the same as Neal Armstrong cost \$23,846,832; the Peace River campus has modules and different utility issues; and, hopefully, the cost for East Elementary School will be lower. Dr. Samson pointed out the address for Punta Gorda Middle School will change because the entrance will be on Education Avenue; the school will be 172,110 square feet with a cost of \$37,492,774 which is an excellent price for a three-story middle school rebuild. Dr. Samson stated ground breaking at Charlotte High School is set for May 23, 2007 at 1:15 PM and commented on the rendering and construction progress of the state of the art campus including the football field. **Chairman Loftus** questioned security standards. Dr. Samson stated security has been a high priority in all school construction plans.

**Commissioner D'Aprile** questioned if the four grades will be separated. Dr. Samson explained the grades will be intermingled and connected with the courtyard. Dr. Gayler pointed out on the rendering that ninth and tenth graders will have separate areas whereas eleventh and twelfth graders share numerous electives, and students will intermingle during lunch, physical education, and in the courtyard area. **Commissioner D'Aprile** commented on the difficulty of monitoring students to insure the safety of all students. Dr. Gayler advised the concept will be enhanced as part of this process. Dr. Samson commented on the Pumpkin Patch/Hope program, construction, and the rendering. Dr. Samson stated Business City is an initiative connected with East Elementary School. Dr. Gayler stated he has worked on the Business City Committee with numerous participants the business community including retail and hospitals; about 110 to 120 students are given an opportunity to participate in hands on experience; referenced Enterprise Village, Finance Park, in Pinellas County where some students have already participated in. Dr. Samson stated Meadow Park Elementary School needs a lot

of work to rebuild to a prototype similar to Sally Jones since it is the oldest elementary school in the County.

Dr. Samson reviewed the Modified Capital Outlay Projects for 2007-2012; every year by the School Board must send to Tallahassee a five-year plan developed from input from stakeholders including the City and County and reported the five-year plan submitted in September 2006 is being modified. Dr. Gayler stated the five-year plan must be submitted September 2007; reviewed pages 1, 2, and 3 of 4 on total revenues, transfers in and fund balances, and capital expenditures; line 77 starts the Construction Projects listed on pages 3 and 4 including the rebuild of Lemon Bay High School at \$90 million, Meadow Park Elementary School rebuild for about \$31.5 million, Port Charlotte Middle School rebuild at \$33 million, for a total on page 4 of 4 for a total of \$672,822,000 ending in a shortfall of \$202,323,895. Dr. Gayler summarized the needs for the top four schools that need rebuild including flooding issues; replacement of mechanical and electrical systems; repair and replacement of roofs and HVAC systems; consideration has been given to building smaller classrooms instead of the open class room concept that was implemented in Meadow Park Elementary School when it was constructed in 1974; Lemon Bay High School was originally constructed as an elementary school in 1962 and there are a lot of site issues to be addressed; the Baker Center was built in 1957; Port Charlotte Middle was built in 1971; and the Critical Defining Point is that these schools need to be rebuilt to withstand another Hurricane Charley and keep students safe.

Dr. Gayler stated serious consideration must be given to offsetting the \$202 million shortfall and expedite rebuilding of these schools. School Board Member Miller pointed out the new Sally Jones constructed in 2003 was the only remaining school in Punta Gorda; Lemon Bay looks like an elementary school; recalled when Meadow Park was built on an open class room situation; and rebuilding of the schools needs to be expedited to avoid double sessions. **Commissioner Cummings** questioned if any of the schools are outside Category III storm surge zones and if they are being hardened for shelters. Dr. Gayler advised Kingsway, Port Charlotte Middle and Liberty have and will be hardened and Neal Armstrong has been hardened. **Council Member Smith-Mooney** asked if the school would be certified as emergency shelters. Dr. Gayler commented on the difficulty of certifying them as official

emergency shelters. **Commissioner Cummings** stated they would be refuges not shelters. Dr. Gayler stated the elevations comply with Category III storm areas but they are not certified by Wayne Sallade because they are located within Category III areas. Dr. Samson stated the schools would serve as "host shelters" after a storm. **Commissioner Duffy** requested the status on the high school site near Kings Highway, Suncoast Estates, and Loveland. Dr. Gayler stated the School Board owns the property but it will probably be four to five years. **School Board Member Swift** reported bond revenues have been used to payoff some school projects and it was anticipated that projects could be paid for from these bond revenues for some years but construction costs significantly increased subsequent to Hurricane Charley. **School Board Member Swift** explained insurance and FEMA will reimburse the School Board for actual rebuilds after the money has been expended; increased valuations on property have helped but not alleviated the funding problems; pointed out \$45 million is in the five-year plan for an additional elementary school; other revenue streams will need to be considered to upgrade old schools to current standards and comply with the class size Constitution Amendment; there has always been a need for portables but expansion of the three elementary schools will yield an extra one and one-half of an elementary school; the School Board is waiting for guidance from Tallahassee on referendum options; Hurricane Charley exasperated the needs; and hopefully, greater improvements will be achieved in the short term for the long term benefit. **School Board Member Rendell** stated the School Board has only received one-third of the cost of an elementary school, or about \$7 million, from the State.

**Chairperson Messina** commented on the options available e.g. do nothing and continue to pay as you go but construction will be more in later future years, issue Certificates of Participation, a voter approved bond, and additional sales taxes and the School Board is close to making a decision without forthcoming information from Tallahassee. **Commissioner D'Aprile** expressed understanding on the importance of education, revitalizing these schools, and budgetary difficulties facing the School Board, the City, and County. **Chairperson Messina** expressed the belief that the public supports the schools as the Amendment was voted in. (Discussion ensued regarding the smaller class room Constitutional Amendment approved by voters and economic impacts on residents.)

**Commissioner D'Aprile** stated the State has taken away the same amount as Lottery revenues that was supposed to be utilized for schools and suggested consolidating groups to talk with State Legislators. **School Board Member Swift** commented on the use of slot machine revenues in Broward County to buy down the local portion of tax bills for school districts. **Commissioner Cummings** asked how much of the \$202 million is to be used to add capacity. Dr. Galyer estimated 20% at Lemon Bay and 20% to 30% at Meadow Park and none at Port Charlotte Middle; some wing additions at other schools are proposed; \$20 to \$30 million for added capacity; and prices in the five-year plan were estimated at a 3% to 5% increase. **Commissioner Cummings** calculated \$10 million from Sales Taxes and stated other possible revenue sources include an increase in ad valorem, impact fees, and MSBU assessments. Dr. Gayler advised the only revenue sources for school districts are GEO property bond millage and sales taxes. **Chairperson Messina** stated the \$202 million is not only for the three major projects and other schools have issues that need to be addressed. Dr. Samson stated the overall increase in student head count reports from last year and this year are included in the packet and the DVD will be provided to County staff on the renderings for public information purposes.

**RECESS: 3:55 PM - 4:05 PM**

### VII. School Boundary Presentation

Dr. Gayler reported school boundaries are being changed to achieve an equivalent of an extra elementary school as a result of the rebuilds. Assistant Superintendent Donna Widmeyer explained Kingsway Elementary School population will be drawn down to accommodate 562 instead of 925 students; referenced the chart on the District Student Distribution of the current totals versus proposed totals for each school; reported consideration was given to families, communities, and the safety of students; this project commenced two year ago; numerous meetings have been held with parents and the community; the new boundaries were approved at the last School Board meeting; students can be grandfathered in to allow students from the same family to attend the same school and transportation will be provided to accommodate families for one year; a website was established for people to submit comments and suggestions about the proposed

boundary changes; the changes will be implemented in 2008/09 except schools in Punta Gorda; and there will be no boundary change for Deep Creek Elementary School.

Charlotte County School Board Information and Communication Systems Director John Weant gave a slide presentation on the boundary changes; a significant population change was necessary for the Kingsway Elementary School down to 562 students; reviewed the Myakka River and Liberty Elementary School population increases and boundary changes; Meadow Park boundaries were expanded to accommodate students to El Jobean and distributed new legal descriptions of the boundaries. Mr. Weant commented on the information about school boundaries on the website and how easy it is to determine the school district for specific addresses. **Commissioner Duffy** commented on the good idea of securing community feedback. Mr. Weant explained 44 meetings were held and paper distributed for comments as well as feedback from the website; the suggestion to extend the Liberty Elementary School boundary to El Jobean was received as a result of one of the meetings; and the web site feedback was very beneficial.

#### VIII. Closing Comments

##### A. Charlotte County Board of County Commissioners

**Chairman Loftus** thanked everyone for their participation, commented on the need to join together and continuing this communication, and recognized staff members for all of their efforts.

##### B. Charlotte County School Board

**Chairperson Messina** thanked everyone for their efforts, especially staff, and indicated she is looking forward to next year's meeting.

##### C. City of Punta Gorda

**Vice Mayor Goldberg** commented on the need for the three groups to continue working together.

*IX. Adjournment*

ADJOURNED: 4:30 PM

Signature on file in Commission Minutes  
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

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