



**AGENDA**  
**JOINT MEETING OF MARTIN COUNTY SCHOOL DISTRICT,**  
**MARTIN COUNTY BOARD OF COUNTY COMMISSIONERS,**  
**AND THE CITY OF STUART**

Monday, June 27, 2005

1:30 p.m.-3:30 p.m.

Armstrong Room at the Blake Library

Sue Hershey, Chair  
Lorie Shekailo, Vice-Chair  
Dr. David Anderson  
Laurie Gaylord  
Nancy Kline

Lee Weberman, Chair  
Susan Valliere, Vice-Chair  
Doug Smith  
Sarah Heard  
Michael DiTerlizzi

Michael Mortell, Mayor  
Karl Krueger, Vice Mayor  
Mary Hutchinson  
Jeffrey Krauskopf  
Carol Waxler

Dr. Sara A. Wilcox, Superintendent  
Tom Elfers, School Board Attorney

Dan Hudson, Interim County Administrator  
Stephen Fry, County Attorney

David Collier, City Manager  
Stephen Fry, Interim City Attorney



**AGENDA  
JOINT SESSION  
Martin County School District  
Martin County Board of County Commissioners  
City of Stuart  
Monday, June 27, 2005  
1:30 p.m. - 3:30 p.m.  
Blake Library,  
Stuart, FL**

Call to Order by the School Board Chair and Pledge of Allegiance to the Flag of the United States

1. **Open to the Public**
2. **Recognition:\***
  - A. **Recognize Ivan Chosnek for Land Contribution for New Middle School**
3. **Update on the Growth Management Bill-Nicki van Vonno and J. Lisle Bozeman**
4. **Martin County School District Impact Fee Study Timeline and Update on Contributions for Mutual Benefit (CMB) – J. Lisle Bozeman**
5. **Review Technical Advisory Committee (TAC) Process-Nicki van Vonno**
6. **Future Development Projects in Martin County-Nicki van Vonno and Monica Graziani**
7. **Discuss North County Transportation Connectivity-Nicki Van Vonno and Don Donaldson**

**MARTIN COUNTY, FLORIDA  
INTER-OFFICE MEMORANDUM**

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**TO:** Honorable Members  
Martin County Board of County  
Commissioners,  
Martin County School Board  
City of Stuart Commission

**DATE:** June 20, 2005

**VIA:** Dan Hudson *DK*  
Interim County Administrator

**FROM:** Nicki van Vonno, AICP *NV*  
Growth Management Department Director

**MEMO:** gma05m.077

**SUBJECT:** Agenda item 3 for Joint Meeting of June 27, 2005

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J. Lisle Bozeman, Capital Projects Planning Specialist and Nicki van Vonno, Growth Management Department Director will jointly present a discussion of the recent legislative changes resulting from Senate Bill 360. First an overview of the legislation will be presented. Then staff will summarize the items that require local government or school board action. Lastly, staff will highlight some issues that they wish the Boards to consider as various components of the legislation is implemented.

Attached are two documents to assist the Boards in their review of the statutory requirements resulting from SB360. The first document is an excerpt from the Florida Department of Community Affairs website. The second document is a listing of requirements that will require specific action by our local governments or school board and the deadlines for these activities to be complete.



# A Pay As You Grow Plan For Florida's Future

## GROWTH MANAGEMENT INITIATIVE

*Summary of SB 360 Enrolled*

### SCHOOLS

- Requires school concurrency by December 2008. Currently, school concurrency is optional and is only implemented by Palm Beach County.
- Local governments that fail to implement school concurrency are prohibited from adopting plan amendments that increase residential density.
- Allows waivers for smaller, lesser-impacted counties and municipalities.
- The local government and school board jointly establish a level of service standard. Concurrency is required initially at districtwide levels. Within 5 years application must be less than districtwide level.
- School facilities must be in place or under construction within 3 years following approval of an application for site plan or final subdivision.
- Allows for proportionate share mitigation by developers.

### TRANSPORTATION

- Changes the 3-year and 5-year transportation concurrency definition to three years from approval of building permit.
- Transportation concurrency exception areas must be examined and refined to adequately address mobility within the defined area - typically urban infill and downtown revitalization areas.
- Strengthens protection of the Strategic Intermodal System (SIS) within a transportation concurrency exception area and other exception areas.
- DOT will establish level of service standards for SIS and regional roads funded by a new Transportation Regional Incentive Grant Program.
- Allows for proportionate fair share mitigation by developers.

### WATER

- Better coordinates local government water supply plans with water management districts' regional water supply plans.
- Establishes a closer link between water supply and development decisions by requiring adequate water supplies no later than certificate of occupancy.
- Additionally, SB 444, an act relating to water resource protection and sustainability, provides for alternative water supply development funding, more comprehensive regional water supply plans and enhanced consumptive use permitting.

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**A Pay As You Grow Plan  
For Florida's Future**

**CAPITAL IMPROVEMENTS ELEMENT**

- Must be updated annually to reflect planned capital projects and projected revenues to meet level of service standards.
- Must be financially feasible.
- Must be reviewed by DCA for compliance.
- Plan map amendments are prohibited if Capital Improvements Element is not in annually updated and submitted to DCA for review.

**REGULATORY RELIEF**

- Comprehensive plan amendment process is streamlined and greater flexibility is provided in approved urban service boundaries, urban infill and redevelopment areas, rural land stewardship areas and in areas declared rural areas of critical economic concern.
- Comprehensive plan amendments related to the construction of certain affordable housing units are streamlined.
- Amendments that change residential development but do not increase density can be accomplished under small-scale amendment changes.
- Relief from Development of Regional Impact Review is provided in approved urban service boundaries, urban infill and redevelopment areas, and rural land stewardship areas if mitigation of impacts on state and regional transportation facilities is addressed through a binding agreement with adjacent jurisdictions.

**COMMISSIONS AND STUDIES**

- **Century Commission for a Sustainable Florida** – *standing body of 15 members*
  - Envision and plan Florida's future with an eye towards both 25-year and 50-year horizons and an emphasis on identifying exemplary community-building ideas
  - Develop and recommend policies, plans, action steps and strategies to assist in achieving the vision of thoughtful growth
  - Address increasing population while maintaining the natural, historical, cultural and manmade qualities that comprise Florida
  - Focus on essential state interests
  - Requires the Commission to prepare an annual report with findings and recommendations for the Governor and Legislature. The Legislature is directed to create a select committee to review the report.
  - Requires DCA to provide Commission staffing
- **School Concurrency Task Force** – *11 member body; report due December 2005*
  - Review the requirements for school concurrency and make recommendations to streamline the process and procedures for implementation
  - Examine the methodology and processes for funding construction of public schools
  - Recommend revisions to help ensure that schools are built and available when the expected demands of growth produce the need for new school facilities
- **Florida Impact Fee Review Task Force** – *15 member body; report due February 2006*
  - Survey and review current use of impact fees
  - Recommend if statutory direction is needed on methodology, payments, accounting, and other issues relating to impact fees
- **Regional Boundary Study** – *OPRAGA report due January 15, 2006*
  - Recommend adjustments to boundaries of the regional planning councils, water management districts, and the Department of Transportation districts to be more coterminous

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**GROWTH MANAGEMENT INITIATIVE** *Summary of SB 360 Enrolled*

A Pay As You Grow Plan  
For Florida's Future

APPROPRIATIONS IN SB 360	Recurring DOC Stamp	Non-recurring General Revenue
<b>STATE TRANSPORTATION TRUST FUND</b>		
New Starts Transit Program	\$54,175,000	
Small County Outreach Program	\$27,087,500	
Strategic Intermodal System	\$345,365,625	\$175,000,000*
Transportation Regional Incentive Program	\$115,121,875	\$275,000,000
State Infrastructure Bank		\$100,000,000
County Incentive Grant Program		\$25,000,000
<b>Subtotal</b>	<b>\$541,750,000</b>	<b>\$575,000,000</b>
<b>DEPARTMENT OF ENVIRONMENTAL PROTECTION</b>		
Water Protection and Sustainability Trust Fund**	\$100,000,000	\$100,000,000
<b>Subtotal</b>	<b>\$100,000,000</b>	<b>\$100,000,000</b>
<b>PUBLIC EDUCATION CAPITAL OUTLAY</b>		
Classrooms For Kids	\$75,000,000***	\$41,650,000
High Growth District Capital Outlay Assistance Grant Program	\$30,000,000	\$30,000,000
<b>Subtotal</b>	<b>\$105,000,000</b>	<b>\$71,650,000</b>
<b>DCA GRANTS AND DONATIONS TRUST FUND</b>		
Technical Assistance	\$3,000,000	\$3,000,000
Century Commission	\$250,000	\$250,000
School Concurrence Task Force		\$50,000
Impact Fee Task Force		\$50,000
<b>Subtotal</b>	<b>\$3,250,000</b>	<b>\$3,350,000</b>
<b>TOTALS FOR 2005-2006</b>	<b>\$750,000,000</b>	<b>\$750,000,000</b>

\* SB 360 appropriates \$200 million for 2005-2006 to fund projects on the Strategic Intermodal System. This appropriation should be reduced to \$175 million to balance to the total appropriation from the State Transportation Trust Fund.

\*\* See SB 444 for allocation of Water Protection and Sustainability Trust Fund appropriations.

\*\*\* SB 360 appropriates \$75 million from doc stamp revenue to PECO, but only transfers \$41.75 million to the Classrooms for Kids program in 2005-2006.

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**LEGISLATIVE CHANGES SB 360  
NEW REQUIREMENTS**

REQUIREMENT AND CITATION	DEADLINE	COMMENTS
<b>Committees/Task Forces</b>		
Century Commission: Appointment of members First meeting First Report	10/1/05 12/05 1/12/07	
School Concurrency Task Force: Report completed	12/05	Martin County Model needs to be highlighted
Impact Fee Task Force; Appointment of members  First meeting  Report Completed	Within 30 days of bill's effective date Within 60 days of bill's effective date 2/06	
<b>Schools</b>		
Public School Element Adopted (schedule to be developed)	12/08	Will require new element, changes to CIE, and other related sections of GMCP.
Interlocal Agreement Updated	12/08	
<b>Concurrency</b>		
Adds schools to list of mandatory facilities required for Concurrency	12/08	School Board and Local jurisdiction jointly set LOS Can be tiered approach
School Concurrency on District Level	12/08	Adopted into CIE, but within 5 years less than district wide basis
Annual Updated Capital Improvements Element with 5 year financially feasible Schedule of Improvements	12/1/07	See comments above

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Concurrency Interlocal Agreement Required	12/08	May be incorporated into existing or create second one on this topic?
Allows mitigation of impacts for schools and roads based on proportionate share.  Roads proportionate fair share methodology found in Sec. 163.3180 (12).		Mitigation for schools includes land, construction of facilities or expansions of existing facilities, mitigation banking among options.  Developer Agreement with School Board as party to DA.
De minimus records submitted annually with annual update of CIE		
FDOT development of Proportionate Fair Share Model Ordinance	12/1/05	
Adoption of Proportionate Fair Share Ordinance	12/1/06	
<b>Other</b>		
Vision Plan adopted into Comp Plan	Not required but necessary to receive incentives	
Urban Service Boundary (USB) adoption into Comp Plan	Not required but necessary to receive incentives	Martin County has USB but to qualify for incentives DCA must issue determination that existing one meets requirements.
Transportation Concurrency Exception Area (TCEA) policies in local plans updated	7/1/05 or by EAR	City may need to do this.
Inclusion of additional items on water supply within the Potable Water Element	Within 18 months of adoption of Regional Water Supply Plan; then updated every five years	
Added requirements to Rural Stewardship Program Analysis		None in Martin County at this time.

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Agenda Item 3.

Summary of SB 360 (2005 Infrastructure Planning and Funding Act) As It Relates to Schools

- **Requires School Concurrency by December 2008.**
  - Required initially at district-wide levels. Within 5 years must be less than district-wide level.
  - The local government and school board jointly establish a level of service standard.
  - School facilities must be in place or under construction within 3 years following approval of an application for site plan or final subdivision.
  - Allows for proportionate share mitigation by developers to resolve capacity issues. (if developer pays fair share & schools not at LOS, can move project forward if schools in CIP – builders advance money)
  - Local governments that fail to implement school concurrency are prohibited from adopting plan amendments that increase residential density.
  - Allows waivers for smaller, lesser- impacted counties and municipalities.
- **Creates a School Concurrency Task Force – 11 member body, report due December 2005**
  - Review the requirements for school concurrency
  - Make recommendations to streamline the process and procedures for implementation
  - Examine the methodology and processes for funding construction of public schools
  - Recommends how to ensure that schools are built and available concurrent with demand.
- **Public Schools Element in County Comp Plans**
  - Requires adoption of element and the update to interlocal agreement by 12/1/2008
  - Local governments prohibited from adopting plan amendments that increase residential density for failure to adopt element, update interlocal agreement or amend comprehensive plan to implement school concurrency
  - Authorizes sanctions against school boards for failure to adopt interlocal agreement or implement provisions relating to school concurrency.
- **Capital Improvements Element (links up CIE & funding)**
  - Requires annual update of CIE starting in 12/1/2007. [Unclear whether schools need to have an annual CIP included in the County's CIE.]
  - Plans must be financially feasible – Years 1-3 funds must be committed, Yr 4 & 5 can be planned.
  - Authorizes local governments to adopt a 10 or 15 year long-term concurrency management system for transportation and school facilities under certain circumstances.
- **Creates the Florida Impact Fee Review Task Force – 15 member body, report due February 2006**
  - Survey and review current use of impact fees
  - Recommend if statutory direction is needed on methodology, payments, accounting, and other issues relating to impact fees
- **Infrastructure Funding - Provides recurring and non-recurring funding in the amount of \$1.5 billion**
  - Non-recurring funding for FY 05/06
    - Public Education Capital Outlay - \$71.650,000

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- Classroom for Kids (\$41,650,000)
- High Growth District Capital Outlay Assistance Grant Program (\$30 million)
- Local government Technical Assistance - \$3.35 million
  - \$50 thousand each to School Concurrency Task Force and Florida Impact fee Review Task Force
- **Recurring funding**
  - **Public Education Capital Outlay (\$105 million)**
    - Classroom for Kids (\$75 million appropriated from doc stamp revenue to PECO, but only transfers \$41.75 million to the Classrooms for Kids program in 2005-06)
    - High Growth District Capital Outlay Assistance Grant Program (\$30 million)

**Schools seen as center of community  
1013 remains in place**

➤ **Issues**

1. **Input into the School Concurrency Task Force deliberations regarding processes and implementation of SB 360**
  - a. **DCA BEBR- based population projections and DOE COFTE – based population projections**
  - b. **DCA standard concurrency determinations and DOE new school approval process**
  - c. **DOE new school approval/funding process and requirement that schools be in place or under construction within 3 years of site plan approval to meet concurrency**
  - d. **Use of our Interlocal model of reviewing development review as the model for state rather than Palm Beach County concurrency model or Orlando's.**
  - e. **School district to be viewed as "part" of the infrastructure, not as a developer. Provision of infrastructure outside of school property is not school district responsibility. [Schools will have to include in either Public Schools or Capital Improvement Element how infrastructure will be provided.]**
2. **Change in High Growth District formula**  
Under the current legislative formula it does not appear that Martin County is eligible for the High Growth District funding. See attached memo.

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Message

**Bozeman, J. Lisle**

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**From:** Rusnak, Steven  
**Sent:** Tuesday, June 14, 2005 7:47 AM  
**To:** Bozeman, J, Lisle  
**Cc:** Osborne, Rodger; Miloszewski, Darla  
**Subject:** High Growth Capital Outlay - SB360

J. Lisle:

After reviewing section 37 of SB 360, it appears that the School Board of Martin County is not eligible for this new funding source. Specifically, part (b) of section 37 states a process for formula derivation. I followed these steps to arrive at the following results, You may wish to check to see if there is an alternative interpretation that may disprove or beneficially alter this calculation.

- 1) The district's actual 2-mill nonvoted discretionary capital outlay millage for the past 4 fiscal years (2001-2004) is \$89,924,924.54.
- 2) 50% of this figure is \$44,962,462.27
- 3) Based on the COFTE forecast dated 7/29/04, the district's growth in COFTE from 2001-2004 was 1287 (17,072-15,785).
- 4) Dividing step 2 by step 3 brings about 34,935.87 (44,962,462.27/1287)
- 5) The cost per student station for elementary, middle, and high as of June 2005 are 13,811, 15,834, and 20,954 respectively. Clearly step 4's calculation is significantly higher than any or the average of all three of these numbers.

I have attached the backup as well. The district does meet the requirements stated in parts (a), (d), and (e) of section 37, but I'm not sure if the district meets the requirement stated in part (c) (you may wish to verify this) and once again it appears we do not meet the requirement in part (b). This is unfortunate, but I believe it is attributable to a fairly affluent taxing district.

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**STEVE RUSNAK**  
*Martin County School District*  
**Finance Department - Capital Projects Accountant**  
**(772) 219-1200 Ext. 30329**  
[rusnaks@martin.k12.fl.us](mailto:rusnaks@martin.k12.fl.us)

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1 (a) The district must have levied the full 2 mills of  
2 nonvoted discretionary capital outlay millage authorized in s.  
3 1013.71(2), for each of the past 4 fiscal years.

4 (b) Fifty percent of the revenue derived from the  
5 2-mill nonvoted discretionary capital outlay millage for the  
6 past 4 fiscal years, when divided by the district's growth in  
7 capital outlay FTE students over this period, produces a value  
8 that is less than the average cost per student station  
9 calculated pursuant to s. 1013.72(2), and weighted by  
10 statewide growth in capital outlay FTE students in elementary,  
11 middle, and high schools for the past 4 fiscal years.

12 (c) The district must have equaled or exceeded twice  
13 the statewide average of growth in capital outlay FTE students  
14 over this same 4-year period.

15 (d) The Commissioner of Education must have released  
16 all funds allocated to the district from the Classrooms First  
17 Program authorized in s. 1013.68, and these funds were fully  
18 expended by the district as of February 1 of the current  
19 fiscal year.

20 (e) The total capital outlay FTE students of the  
21 district is greater than 15,000 students.

22 (3) The funds provided in the General Appropriations  
23 Act shall be allocated pursuant to the following methodology:

24 (a) For each eligible district, the Department of  
25 Education shall calculate the value of 50 percent of the  
26 revenue derived from the 2-mill nonvoted discretionary capital  
27 outlay millage for the past 4 fiscal years divided by the  
28 increase in capital outlay FTE students for the same period.

29 (b) The Department of Education shall determine, for  
30 each eligible district, the amount that must be added to the  
31 value calculated pursuant to paragraph (a) to produce the

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1 (3) Funds paid into the State Transportation Trust  
2 Fund pursuant to s. 201.15(1)(d) for the purposes of the  
3 Florida Strategic Intermodal System are hereby annually  
4 appropriated for expenditure to support that program.

5 Section 36. Section 403.891, Florida Statutes, is  
6 created to read:

7 403.891 Annual appropriation from the Water Protection  
8 and Sustainability Trust Fund.--

9 (1) Funds paid into the Water Protection and  
10 Sustainability Trust Fund pursuant to s. 201.15(1)(d) are  
11 hereby annually appropriated for expenditure for the purposes  
12 for which the Water Protection and Sustainability Trust Fund  
13 is established.

14 (2) If the Water Protection and Sustainability Trust  
15 Fund is not created, such funds are hereby annually  
16 appropriated for expenditure from the Ecosystem Management and  
17 Restoration Trust Fund solely for the purposes established in  
18 s. 403.890.

19 Section 37. Section 1013.738, Florida Statutes, is  
20 created to read:

21 1013.738 High Growth District District Capital Outlay  
22 Assistance Grant Program.--

23 (1) Subject to funds provided in the General  
24 Appropriations Act, the High Growth District Capital Outlay  
25 Assistance Grant Program is hereby established. Funds provided  
26 pursuant to this section may only be used to construct new  
27 student stations.

28 (2) In order to qualify for a grant, a school district  
29 must meet the following criteria:

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1 weighted average value per student station calculated pursuant  
2 to paragraph (2) (b).

3 (c) The value calculated for each eligible district  
4 pursuant to paragraph (b) shall be multiplied by the average  
5 increase in capital outlay FTE students for the past 4 fiscal  
6 years to determine the maximum amount of a grant that may be  
7 awarded to a district pursuant to this section.

8 (d) In the event the funds provided in the General  
9 Appropriations Act are insufficient to fully fund the maximum  
10 grants calculated pursuant to paragraph (c), the Department of  
11 Education shall allocate the funds based on each district's  
12 pro-rated share of the total maximum award amount calculated  
13 for all eligible districts.

14 (4) Moneys distributed to the Public Education Capital  
15 Outlay and Debt Service Trust Fund pursuant to s. 201.15(1)  
16 for the High Growth District Capital Outlay Assistance Grant  
17 Program created in this section shall be distributed as  
18 provided by this section.

19 Section 38. Subsection (3) is added to section  
20 380.115, Florida Statutes, to read:  
21 380.115 Vested rights and duties; effect of chs.  
22 2002-20 and 2002-296.--

23 (3) A landowner that has filed an application for a  
24 development of regional impact review prior to the adoption  
25 an optional sector plan pursuant to s. 163.3245 may elect to  
26 have the application reviewed pursuant to s. 380.06,  
27 comprehensive plan provisions in force prior to adoption of  
28 the sector plan and any requested comprehensive plan  
29 amendments that accompany the application.

30 Section 39. Unless the developer elects otherwise  
31 writing, the provisions of this act amending chapters 163

25,579,294.81+  
22,931,053.93+  
21,439,770.22+  
19,974,805.58+  
004 89,924,924.54\*  
89,924,924.54x  
0.5=  
44,962,462.27\*  
0\*\*  
44,962,462.27+  
001 44,962,462.27\*  
0\*\*  
17,072.+  
15,785.-  
000 1,287.\*

CODING: Words stricken are deletions; words underlined are additions

44,962,462.27+  
1,287.27=  
34,935,869.098\*

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**Martin District  
FINAL CAPITAL OUTLAY FTE FORECAST**

Grade	Actual 2000-2001	Actual 2001-02	Actual 2002-03	Actual 2003-04	Projected 2004-05	Projected 2005-06	Projected 2006-07	Projected 2007-08	Projected 2008-09	Projected 2009-10
Birth Data for K	1,094	1,101	1,137	1,127	1,110	1,255	1,274	1,274	1,276	1,281
PreK	69	79	62	94	100	101	101	102	102	103
Grade K	1,130	1,156	1,170	1,304	1,142	1,435	1,485	1,490	1,494	1,499
Grade 1	1,212	1,170	1,219	1,234	1,391	1,226	1,467	1,560	1,572	1,578
Grade 2	1,289	1,253	1,221	1,225	1,242	1,389	1,241	1,460	1,563	1,579
Grade 3	1,209	1,277	1,285	1,292	1,264	1,306	1,448	1,299	1,592	1,612
Grade 4	1,283	1,286	1,298	1,292	1,300	1,267	1,313	1,464	1,316	1,559
Grade 5	1,332	1,347	1,333	1,299	1,300	1,301	1,268	1,374	1,465	1,318
Grade 6	1,301	1,364	1,343	1,299	1,329	1,309	1,310	1,277	1,323	1,473
Grade 7	1,257	1,366	1,385	1,436	1,371	1,379	1,358	1,359	1,325	1,370
Grade 8	1,421	1,290	1,406	1,442	1,479	1,418	1,426	1,494	1,405	1,627
Grade 9	1,492	1,469	1,525	1,622	1,762	1,715	1,651	1,607	1,411	1,391
Grade 10	1,186	1,305	1,285	1,303	1,387	1,503	1,467	1,325	1,271	1,273
Grade 11	990	1,053	1,144	1,168	1,127	1,249	1,354	1,325	1,271	1,128
Grade 12	870	882	945	1,018	1,002	999	1,108	1,202	1,176	1,128
PreK-12	15,785	16,297	16,713	17,072	17,196	17,597	18,011	18,334	18,582	18,862

Grade Level Summary	7,474	7,568	7,618	7,740	7,739	8,025	8,343	8,709	9,044	9,248
PreK-5	3,773	4,020	4,186	4,221	4,179	4,106	4,094	4,040	4,053	4,215
6-8	4,538	4,709	4,909	5,111	5,278	5,466	5,574	5,585	5,485	5,419
9-12	15,785	16,297	16,713	17,072	17,196	17,597	18,011	18,334	18,582	18,862

Growth Summary*	122	0	286	316	366	335	204
PreK-5	35	0	0	0	0	13	162
6-8	202	167	186	108	11	0	0
9-12	359	167	474	426	377	348	366
Total							

\*Growth for the first year is the difference between the current year and the highest of the three previous years. Subsequent growth is the difference between each year and the prior year. Negative differences are shown as 0.

OFFER/DDE  
SUMMIT 2005-0405  
(850) 245-0405

7/29/2004

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Student Station Cost Factors Feb 2005

STUDENT STATION COST FACTORS

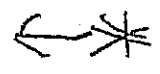
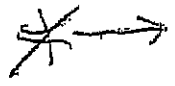
16-Feb-05

	Consumer Price Index REC National Forecast of February 2005	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Jul-1997	160.4	0.9032	11,520	13,208	17,478
Aug-1997	160.8	0.9054	11,548	13,241	17,521
Sep-1997	161.2	0.9077	11,577	13,274	17,565
Oct-1997	161.5	0.9098	11,599	13,298	17,598
Nov-1997	161.7	0.9105	11,613	13,315	17,619
Dec-1997	161.8	0.9110	11,620	13,323	17,630
Jan-1998	162.0	0.9122	11,635	13,339	17,652
Feb-1998	162.0	0.9122	11,635	13,339	17,652
Mar-1998	162.0	0.9122	11,635	13,339	17,652
Apr-1998	162.2	0.9133	11,649	13,356	17,674
May-1998	162.6	0.9155	11,678	13,389	17,718
Jun-1998	162.8	0.9167	11,682	13,405	17,739
Jul-1998	163.1	0.9184	11,714	13,430	17,772
Aug-1998	163.4	0.9200	11,736	13,455	17,805
Sep-1998	163.5	0.9206	11,742	13,463	17,816
Oct-1998	163.9	0.9229	11,771	13,496	17,859
Nov-1998	164.1	0.9240	11,785	13,512	17,881
Dec-1998	164.5	0.9262	11,814	13,545	17,925
Jan-1999	164.8	0.9279	11,836	13,570	17,957
Feb-1999	164.7	0.9274	11,829	13,562	17,946
Mar-1999	164.9	0.9285	11,843	13,578	17,968
Apr-1999	165.9	0.9341	11,915	13,661	18,077
May-1999	166.0	0.9347	11,922	13,669	18,088
Jun-1999	166.0	0.9347	11,922	13,669	18,088
Jul-1999	166.6	0.9381	11,965	13,718	18,153
Aug-1999	167.1	0.9409	12,001	13,759	18,208
Sep-1999	167.7	0.9443	12,044	13,809	18,273
Oct-1999	168.1	0.9465	12,073	13,842	18,317
Nov-1999	168.4	0.9482	12,094	13,866	18,350
Dec-1999	168.9	0.9510	12,130	13,908	18,404
Jan-2000	169.3	0.9533	12,169	13,941	18,448
Feb-2000	169.9	0.9566	12,202	13,990	18,513
Mar-2000	171.0	0.9628	12,281	14,081	18,633
Apr-2000	170.9	0.9623	12,274	14,072	18,622
May-2000	171.2	0.9640	12,296	14,097	18,655
Jun-2000	172.2	0.9696	12,367	14,179	18,764
Jul-2000	172.7	0.9724	12,403	14,221	18,818
Aug-2000	172.7	0.9724	12,403	14,221	18,818
Sep-2000	173.6	0.9775	12,468	14,295	18,916

## Student Station Cost Factors Feb 2004

Oct-2000	173.9	0.9792	12,489	14,319	18,949
Nov-2000	174.2	0.9809	12,511	14,344	18,982
Dec-2000	174.6	0.9831	12,540	14,377	19,025
Jan-2001	175.6	0.9887	12,611	14,459	19,134
Feb-2001	175.9	0.9904	12,633	14,484	19,167
Mar-2001	176.0	0.9910	12,640	14,492	19,178
Apr-2001	176.5	0.9938	12,676	14,533	19,232
May-2001	177.4	0.9989	12,741	14,608	19,330
Jun-2001	177.8	1.0011	12,769	14,640	19,374
Jul-2001	177.4	0.9989	12,741	14,608	19,330
Aug-2001	177.5	0.9994	12,748	14,616	19,341
Sep-2001	178.1	1.0028	12,791	14,665	19,406
Oct-2001	177.6	1.0000	12,755	14,624	19,352
Nov-2001	177.5	0.9994	12,748	14,616	19,341
Dec-2001	177.2	0.9977	12,726	14,591	19,308
Jan-2002	177.6	1.0000	12,755	14,624	19,352
Feb-2002	177.9	1.0017	12,777	14,649	19,385
Mar-2002	178.5	1.0051	12,820	14,698	19,450
Apr-2002	179.4	1.0101	12,884	14,772	19,548
May-2002	179.5	1.0107	12,891	14,780	19,559
Jun-2002	179.7	1.0118	12,906	14,797	19,581
Jul-2002	180.1	1.0141	12,935	14,830	19,624
Aug-2002	180.6	1.0169	12,970	14,871	19,679
Sep-2002	180.9	1.0186	12,992	14,898	19,712
Oct-2002	181.2	1.0203	13,014	14,920	19,744
Nov-2002	181.4	1.0214	13,028	14,937	19,766
Dec-2002	181.6	1.0225	13,042	14,953	19,788
Jan-2003	182.2	1.0259	13,085	15,003	19,853
Feb-2003	183.2	1.0315	13,157	15,085	19,962
Mar-2003	184.0	1.0360	13,215	15,151	20,049
Apr-2003	183.4	1.0327	13,172	15,102	19,984
May-2003	183.3	1.0321	13,164	15,093	19,973
Jun-2003	183.5	1.0332	13,179	15,110	19,995
Jul-2003	183.8	1.0349	13,200	15,135	20,028
Aug-2003	184.5	1.0389	13,251	15,192	20,104
Sep-2003	185.1	1.0422	13,294	15,242	20,169
Oct-2003	184.9	1.0411	13,279	15,225	20,147
Nov-2003	184.6	1.0394	13,258	15,200	20,115
Dec-2003	184.9	1.0411	13,279	15,225	20,147
Jan-2004	185.8	1.0462	13,344	15,299	20,246
Feb-2004	186.3	1.0490	13,380	15,340	20,300
Mar-2004	187.2	1.0541	13,444	15,414	20,398
Apr-2004	187.6	1.0553	13,473	15,447	20,442
May-2004	188.8	1.0631	13,559	15,546	20,572
Jun-2004	189.4	1.0664	13,602	15,596	20,638
Jul-2004	189.3	1.0659	13,595	15,587	20,627
Aug-2004	189.4	1.0654	13,602	15,596	20,638
Sep-2004	189.7	1.0681	13,624	15,620	20,670
Oct-2004	190.9	1.0749	13,710	15,719	20,801
Nov-2004	191.2	1.0766	13,732	15,744	20,834
Dec-2004	191.1	1.0760	13,725	15,736	20,823
Jan-2005	191.7	1.0794	13,768	15,785	20,888
Feb-2005	191.9	1.0805	13,782	15,801	20,910

Student Station Cost Factors Feb 2004



Mar-2005	192.0	1.0811	13,789	15,810	20,821
Apr-2005	192.0	1.0811	13,789	15,810	20,921
May-2005	192.2	1.0822	13,804	15,826	20,943
Jun-2005	192.3	1.0828	13,811	15,834	20,954
Jul-2005	192.4	1.0833	13,818	15,843	20,965
Aug-2005	192.7	1.0850	13,839	15,867	20,997
Sep-2005	192.9	1.0861	13,854	15,884	21,019
Oct-2005	193.4	1.0890	13,890	15,925	21,074
Nov-2005	193.7	1.0907	13,911	15,950	21,106
Dec-2005	194.0	1.0923	13,933	15,974	21,139
Jan-2006	194.1	1.0929	13,940	15,983	21,150
Feb-2006	194.4	1.0946	13,962	16,007	21,183
Mar-2006	194.6	1.0957	13,976	16,024	21,204
Apr-2006	194.9	1.0974	13,997	16,049	21,237
May-2006	195.1	1.0985	14,012	16,065	21,259
Jun-2006	195.4	1.1002	14,033	16,090	21,292
Jul-2006	195.7	1.1019	14,055	16,114	21,324
Aug-2006	196.0	1.1036	14,076	16,139	21,357
Sep-2006	196.4	1.1059	14,105	16,172	21,401
Oct-2006	196.7	1.1075	14,127	16,197	21,433
Nov-2006	197.1	1.1098	14,155	16,230	21,477
Dec-2006	197.4	1.1115	14,177	16,254	21,509
Jan-2007	197.7	1.1132	14,199	16,279	21,542
Feb-2007	198.0	1.1149	14,220	16,304	21,575
Mar-2007	198.4	1.1171	14,249	16,337	21,618
Apr-2007	198.7	1.1188	14,270	16,361	21,651
May-2007	199.0	1.1205	14,292	16,386	21,684
Jun-2007	199.3	1.1222	14,313	16,411	21,717
Jul-2007	199.7	1.1244	14,342	16,444	21,760
Aug-2007	200.0	1.1261	14,364	16,468	21,793
Sep-2007	200.4	1.1284	14,392	16,501	21,836
Oct-2007	200.8	1.1306	14,421	16,534	21,880
Nov-2007	201.1	1.1323	14,443	16,559	21,913
Dec-2007	201.5	1.1346	14,471	16,592	21,956
Jan-2008	201.8	1.1363	14,493	16,617	21,989
Feb-2008	202.2	1.1385	14,522	16,650	22,033
Mar-2008	202.5	1.1402	14,543	16,674	22,065
Apr-2008	202.9	1.1425	14,572	16,707	22,109
May-2008	203.2	1.1441	14,594	16,732	22,141
Jun-2008	203.6	1.1464	14,622	16,765	22,185
Jul-2008	204.0	1.1486	14,651	16,798	22,229
Aug-2008	204.3	1.1503	14,673	16,823	22,261
Sep-2008	204.7	1.1526	14,701	16,855	22,305
Oct-2008	205.1	1.1548	14,730	16,888	22,349
Nov-2008	205.5	1.1571	14,759	16,921	22,392
Dec-2008	205.8	1.1593	14,787	16,954	22,436
Jan-2009	206.2	1.1610	14,809	16,979	22,468
Feb-2009	206.6	1.1633	14,838	17,012	22,512
Mar-2009	206.9	1.1650	14,859	17,037	22,545
Apr-2009	207.3	1.1672	14,888	17,070	22,588
May-2009	207.7	1.1695	14,917	17,103	22,632
Jun-2009	208.1	1.1717	14,945	17,135	22,675
Jul-2009	208.5	1.1740	14,974	17,168	22,719

## Student Station Cost Factors Feb 2004

Aug-2008	208.9	1.1762	15,003	17,201	22,763
Sep-2008	208.3	1.1785	15,032	17,234	22,806
Oct-2008	209.7	1.1807	15,060	17,267	22,850
Nov-2008	210.1	1.1830	15,089	17,300	22,893
Dec-2008	210.6	1.1858	15,125	17,341	22,948
Jan-2010	211.0	1.1881	15,154	17,374	22,991
Feb-2010	211.4	1.1903	15,182	17,407	23,035
Mar-2010	211.9	1.1931	15,218	17,448	23,089
Apr-2010	212.3	1.1954	15,247	17,481	23,133
May-2010	212.7	1.1976	15,276	17,514	23,177
Jun-2010	213.1	1.1999	15,305	17,547	23,220
Jul-2010	213.6	1.2027	15,340	17,588	23,275
Aug-2010	214.0	1.2050	15,369	17,621	23,318
Sep-2010	214.5	1.2078	15,405	17,662	23,373
Oct-2010	214.9	1.2100	15,434	17,695	23,416
Nov-2010	215.4	1.2128	15,470	17,737	23,471
Dec-2010	215.8	1.2151	15,498	17,769	23,514
Jan-2011	216.3	1.2179	15,534	17,811	23,569
Feb-2011	216.7	1.2202	15,553	17,844	23,612
Mar-2011	217.2	1.2230	15,599	17,885	23,667
Apr-2011	217.7	1.2258	15,635	17,926	23,721
May-2011	218.1	1.2280	15,664	17,969	23,765
Jun-2011	218.6	1.2309	15,700	18,000	23,820
Jul-2011	219.1	1.2337	15,735	18,041	23,874
Aug-2011	219.6	1.2365	15,771	18,082	23,928
Sep-2011	220.1	1.2393	15,807	18,124	23,983
Oct-2011	220.6	1.2421	15,843	18,165	24,037
Nov-2011	221.1	1.2449	15,879	18,206	24,092
Dec-2011	221.6	1.2477	15,915	18,247	24,146
Jan-2012	222.1	1.2505	15,951	18,288	24,201
Feb-2012	222.6	1.2534	15,987	18,329	24,255
Mar-2012	223.0	1.2556	16,016	18,362	24,299
Apr-2012	223.5	1.2584	16,051	18,404	24,353
May-2012	224.0	1.2613	16,087	18,445	24,408
Jun-2012	224.5	1.2641	16,123	18,486	24,462

Tentative Working Schedule

**Timeline for 2005 School Impact Fee Update**

May – June 15	Data Collection
June 16 – July 25	Initial preparation of fee update and student generation study
July 25- July 29	Submission of Draft
August 1 – 5	Review & preliminary approval of update
August 8 – Sept 2	Submission of final report (tentative based on no major changes to draft)
Sept 6 – 30	Review & preliminary drafting of ordinance
October 3-7	Final approval & adoption by School Board
October 11- 31	Placement on County agenda, approval & adoption
November 1	Implementation

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Project Name:  
 Project #:  
 Martin County Application #:

Parcel ID #

Description:  
 Applicant Contact:

**STATEMENT OF ESTIMATED SCHOOL DISTRICT IMPACT FROM PROPOSED DEVELOPMENT**  
 The Florida State Constitution requires the School District to provide a seat for every student who wishes to attend a public school. However, new developments generate increased school facility and service needs that may be difficult for the school district to meet in a timely manner. The school district does not object to new developments but wishes that impacts from these developments be acknowledged. This form estimates the impact of this project on school facilities and constitutes the *Letter of No Objection* required under the 2003 Intergovernmental Agreement. In acknowledgement of the impact on school resources from these developments and of the benefit gained specifically for the development by having quality schools, **the Martin County School Board is seeking a land donation or a Contribution of Mutual Benefit (CMB) from each residential development applicant.**

**Estimated Impact on School Facility Needs:**

**District wide capacity:**

High school capacity reached at 95%	current capacity: 92.8%	With this project: [redacted]
Middle school capacity reached at 90%	current capacity: 89.8%	With this project: [redacted]
Elementary school capacity reached at 100%	current capacity: 92.5%	With this project: [redacted]

**Project Requires:**

Elementary	[redacted] Student Stations	Middle School	[redacted] student stations	High School	[redacted] Student Stations
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**Increase in Classrooms (Student Stations):**

Elementary	[redacted] % filled capacity	@ [redacted]	w/ project [redacted] w/ approved projects to date: [redacted]
Middle school	[redacted] Student Stations, % filled capacity	@ [redacted]	w/ project [redacted] w/ approved projects to date: [redacted]
High School	[redacted] Student Stations, % capacity	@ [redacted]	w/project [redacted], w/ approved projects to date: [redacted] most likely redistrict to [redacted]

Buses: [redacted]      New Bus Stops [redacted]      Additional Routes: [redacted]      Extension to Existing Routes: [redacted]

**A new route means that a bus and bus stop with shelter is needed. Please see transportation attachment.**

Other: [redacted]

**Land Donation:** this project does/does not meet the criteria established for a land donation. A developer meeting the site criteria may opt to provide a monetary contribution in lieu of land and all developers not meeting the criteria for a site donation are requested to make a Contribution for Mutual Benefit (CMB). The CMB for this project is \$ [redacted] based on the formula approved by the Martin County School Board and calculated on the last page of this document.

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**Calculation of Impacts:**

**I. School Capacity Impacts:**

Using current Martin County School calculations of an estimated .25 students per unit (2003 School Impact Fee Study), the proposed development would add an estimated [redacted] students to the School District. For this number of students, 44.6% would be expected to be elementary school students, 24.2% would be expected to be middle school students, and 31.2% would be expected to be high school students.

High school capacity in Martin County is reached when 95% of student stations are filled, middle school at 90%, and elementary schools at 100%. DOE protocols for school funding and Martin County School Board policies warrant new school construction when growth reaches 120% of existing school capacity. .

Currently district-wide high school capacity is 92.8% of planned capacity; district-wide Middle school capacity is at 89.8%; and district-wide elementary school capacity is 92.5% of planned capacity.

The applicant's project would raise district-wide high school capacity to [redacted] %, middle school capacity to [redacted] %, and elementary school capacity to [redacted] % of planned capacity.

Current school zone boundaries indicate that students generated from the proposed project would be anticipated to attend the following schools (this does **not guarantee** that students from this project will attend these schools):

[redacted] Elementary School is currently at [redacted] % of its planned FISH capacity; the expected growth from the proposed project would increase usage to [redacted] % of planned FISH capacity.

[redacted] Middle School is currently at [redacted] % of its planned FISH capacity; the expected growth from the proposed project would increase usage to [redacted] % of planned FISH capacity.

[redacted] High School is currently at [redacted] % of its planned FISH capacity; the expected growth from the proposed project would increase usage to [redacted] % of planned FISH capacity.

**II. Transportation Impacts:**

Students, grade K-12, are eligible for bus transportation to their zoned school if they live more than two miles from that school. Students living within the two mile radius of the school may be provided Otransportation if they meet the conditions of School Board Rule 6Gx43-8.10, Hazardous Walking Conditions. (FS )

The proposed project [redacted] within the 2 mile walking radius of an elementary school, a High School and a Middle School.

**Bus capacity:**

Current Number of Buses in use in affected school zones: [redacted]. Each bus has a total capacity of 65 students.

School Board Rule 6Gx43-8.06 states that bus capacity cannot exceed 77% of total capacity for high school, 85% for middle school, and 100% for elementary school.

State allowed bus capacities:	65 students x.77	= 50 high school students/bus
	65 students x.85	= 55 middle school students/bus
	65 students x 1.00	= 65 elementary school students/bus

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The proposed project is estimated to need █% of a high school bus; █% of a middle school bus; and, █% of an elementary school bus.

**Bus Stops:** Any entry point of the property where the student resides more that 1 1/2 miles from the nearest current bus stop is estimated to require a new bus stop ( School Board Rule 6Gx43-8.04).

The proposed project would require █ additional bus stop(s)

**Bus Routes:** A new route typically means that a bus and a bus stop with shelter is needed. (see attached memorandum from School District Director of Transportation, bus costs, and sketch of requested bus stop with shelter.)

The proposed project will necessitate █ new route(s)/█ extension to existing routes / no change█.

Calculation of Project generated new transportation impact: █

### III. Land Donation and Contributions of Mutual Benefits

Land Donation criteria: 50 + residential units; net project area greater than 100 acres; logical placement for a school

CMB calculations: Number of Dwelling Units = █ x student generation rate<sup>1</sup> of .25 = █ students  
Number of expected elementary Students<sup>2</sup> = █ x 44.6% = █ students  
Number of expected middle school students<sup>2</sup> = █ x 24.2% = █ students  
Number of expected high school students<sup>2</sup> = █ x 31.2% = █ students

Elementary School Land requirements= █ students x 15 acres<sup>4</sup>/ 750 planned capacity<sup>3</sup> = █  
Middle School Land requirements = █ students x 30 acres<sup>4</sup>/1200 planned capapcity<sup>3</sup> = █  
High School Land requirements = █ students x 50 acres<sup>4</sup>/1800 planned capacity<sup>3</sup>= █  
Total Land requirements (acres) = █

Raw Land cost<sup>5</sup>: = \$ █  
\$ █ / █ acres = \$ █ per acre

Cost for improved Land: \$ █ x █ acres = \$ █  
\$ █ x 2.5<sup>6</sup> = \$ █

Total Contribution in Lieu of land = \$ █

(Cost per dwelling unit: █ units / \$ CMB = \$ █)

#### Section I. Notes

<sup>1</sup>Official enrollment count date: 2/11/2005; current total planned capacity of high schools is 5400; middle schools is 4800; elementary schools is 8250.

<sup>2</sup> Student Generation is based on School District Impact Fee Analysis, Technological Memorandum, 2002.

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<sup>3</sup> Apportionment of total student population based on Nicholas Impact Fee Update, 2002 and historical trends analysis.

<sup>4</sup> Planned student stations in each elementary school is 750, in middle schools is 1200, and in high schools is 1800.

<sup>5</sup> Site size for elementary schools is 15 acres, middle schools is 30 acres, and high schools is 50 acres, By School Board policy and in current facilities list.

<sup>6</sup> Market Land Value per Martin County Property Appraiser Assessment

<sup>7</sup> Multiplier based on cost for improvements of roads, water and sewer

**Section II. Notes**

<sup>1</sup>Bus size (capacity) may vary by route. Bus capacity is standard at 65 but may be larger up to a capacity of 77 students

**General Notes**

\*Capacity figures are subject to change due to Class Size Reduction Amendment implementation and redistricting.

\*\*FISH is the Florida Inventory of School Houses, state funding requirement.

**ATTACHMENTS: TRANSPORTATION**

Martin County School District Dept. of Transportation Director's letter

Martin County School District Dept. of Transportation Director's Memorandum

Schematic of Bus Stop with Shelter

Cost of Adding a bus

Desired location of bus stop(s)

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MEMORANDUM

May 9, 2005

TO: J. Lisle Bozeman, Specialist  
Capital Projects & Planning

FROM: Willie A. Sauls, Director  
Transportation Department

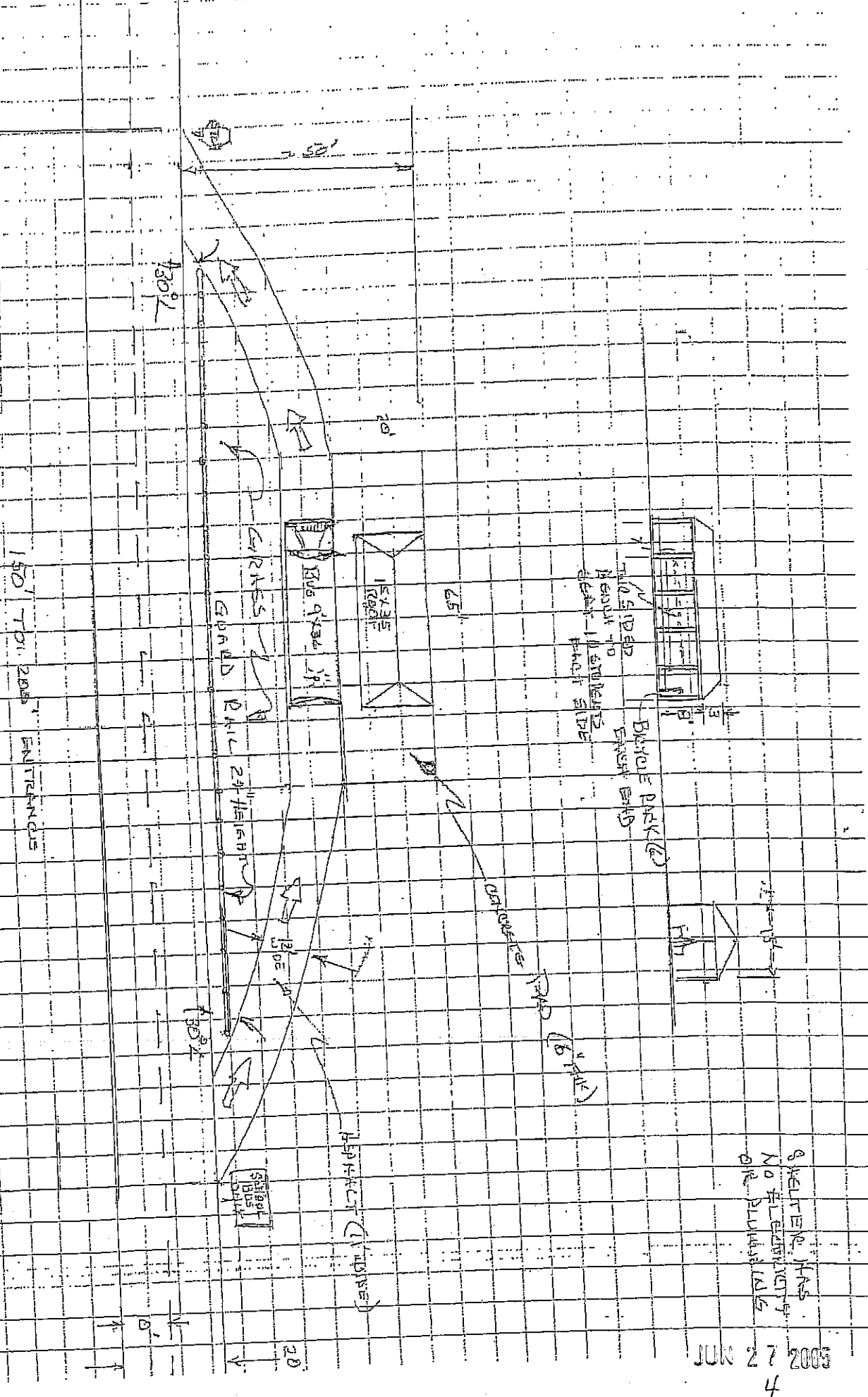
RE: New Developments

If this is a gated community or a new development, not additions to an existing development, the School District is requesting that a condition of approval includes a bus stop pull off completely out of the right-of-way or bus stop turn around in front of any access control points or gated communities. These bus stops shall be sufficient enough in size to accommodate a school bus. The size and location of all such bus stops shall be coordinated with the Martin County Zoning, Planning and Engineering Departments, as well as the Martin County School District Planning and Transportation Department.

A reasonable walking distance for any student who is not otherwise eligible for transportation pursuant to Section 236.083, Florida Statutes, is any distance not more than two (2) miles between the home and school or one and one-half (1 1/2) miles between the home and the assigned bus stop. Such distance shall be measured from the closest pedestrian entry point of the property where the student resides to the closest pedestrian entry point of the assigned school building or to the assigned bus stop. The pedestrian entry point of the residence shall be where private property meets the public right-of-way. The district shall determine the shortest pedestrian route whether or not it is accessible to motor vehicle traffic. Specific Authority 229.053(1), 234.01, 236.083 FS. Law Implemented 230.23(8), 230.33(10), 234.01, 236.083 FS. History - Amended 3-26-66, 9-17-72, Revised 7-20-74, Repromulgated 12-5-74, Formerly 6A-3.01, Amended 3-12-86, 11-15-94.

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S. J. VALLETT  
4/28/2005



SMELTING HAS  
NO PLUMBING  
OR PLUMBING

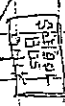
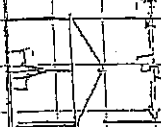
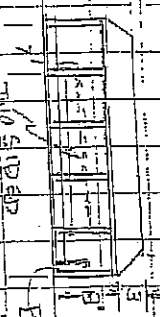
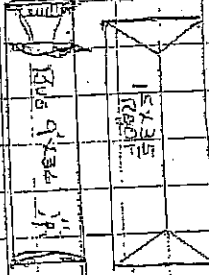
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REMOVED BOIS  
RACKS STAIR  
WITH SWITCHES

CABLE TIES

150' TO 1.200' ENTRANCES



Daily Hours	Hourly Rate	Daily Amount	Employee Benefit cost 26.99%	Daily Cost	Number of Days	Yearly cost for Driver		
7.5	\$10.71	\$80.33	\$21.68	\$102.00	182	\$18,564.86		
		ONE TIME PURCHASE OF SCHOOL BUS					\$77,000.00	
						<b>FIRST YEAR COST WITH/BUS PURCHASE</b>	<b>\$95,564.86</b>	
						<b>REMAINING YEARS COST</b>	<b>\$18,564.86</b>	
						(will change yearly based on annual salary increases)		
<b>BENEFIT COST :</b>								
OASDI		6.20%						
MEDICARE		1.45%						
WORKERS COMP		11.95%						
FRS		7.39%						
TOTAL		26.99%						

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**MARTIN COUNTY, FLORIDA  
INTER-OFFICE MEMORANDUM**

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**TO:** Honorable Members  
Martin County Board of County  
Commissioners  
Martin County School Board  
City of Stuart Commission

**DATE:** June 20, 2005

**VIA:** Dan Hudson *DK*  
Interim County Administrator

**FROM:** Nicki van Vonno, AICP *NV<sup>2</sup>*  
Growth Management Depart. Director

**MEMO:** gma05m.078

**SUBJECT:** Agenda item 5 for the June 27, 2-005 Joint Meeting

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Agenda item 5 is a Review of the Technical Advisory Committee process. To facilitate this review staff has updated the Interlocal Agreement School Facility Planning Status Report. The Status Report was scheduled for presentation to the School Oversight Committee at its May 20, 2005 meeting. However there was no quorum at the meeting. The status report was mailed to Oversight members and comments were received from one Oversight member.

**INTERLOCAL AGREEMENT OF SCHOOL FACILITY PLANNING  
STATUS REPORT**

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SECTION OF THE INTERLOCAL AGREEMENT	DUE DATE, IF APPLICABLE	STATUS	COMMENTS
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<p><b>Section 1. Joint Meetings</b> Requires semi-annual meetings of the three jurisdictions.</p>	<p>June and December, or as otherwise mutually agreed.</p>	<p>Joint meetings held in December, 2002, June 6, 2003, November 17, 2003, June 29, 2004, January 18, 2005.</p>	<p>Next meeting scheduled for June 28, 2005.</p>
<p><b>Section 2. Technical Advisory Committee (TAC)</b> Requires creation of TAC for formulating general recommendations, developing administrative procedures to implement the agreement and for school siting process.  Section states items for recommendations: population and student projections, development trends, school needs, co-location, joint use and infrastructure improvements.</p>	<p>On a semi-annual basis prior to joint meetings, or more often as needed. (Section 2.1)  Convenes as often or as regularly as it sees fit (Section 2.3)  Upon the request of any of the three jurisdictions (Section 2.3)  ASAP after siting resolution adopted by School Board (Section 5.5)</p>	<p>TAC created in 2001, and has focused on site selection, development review procedures and population/student projections.  TAC developed Project Impact Form for use by three jurisdictions in 2003.  TAC finished Middle School Site Selection process May 18, 2004. TAC convened in August 2004 to begin Elementary School Selection process. Elementary School Site process redirected to Palm City. TAC report issued</p>	<p>Lessons learned:  TAC focus on school siting leaves little time to focus on other issues. Other issues, such as land banking, infrastructure improvements and co-location require other staff not on TAC and involvement of policy makers.  TAC wants to revise Project Impact Form based on School District request.</p>

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		April 2005; Addendum released May 2005. LRPC met twice to review sites in May 2005. The recommended site is going to School Board in June 05.	

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<p><b>Section 3. Student Enrollment and Population Projections</b> Jurisdictions agree to coordinate and base plans on consistent projections.  School Board may request adjustment of State figures in coordination with City and County, with TAC review of COFTE.  Allocation of projected student enrollment via sub-County planning areas, established by mutual consent of three jurisdictions' staff, via the TAC.</p>	<p>Countywide five-year populations and projections to be reviewed annually by the TAC.  (COFTE) expected from DOE between April and July. School Board must act on it within about 30 days of receipt.</p>	<p>Projections reviewed by TAC. County Economic Specialist provided technical assistance to School Board staff in review of the data.</p>	<p>Lessons learned: Each jurisdiction needs staff trained in this area.  School Capital Projects Planning Specialist provides additional School Board staff to coordinate on this topic.</p>
<p><b>Section 4. Coordinating and Sharing Information</b> <b>Section 4.1. School Board to submit Tentative District Educational Facilities Plan to City and County.</b>  City and County review and provide comments.</p>	<p>Submitted prior to June joint meeting and prior to adoption by School Board.  Comments must be provided by July 30 re consistency of District Educational Facilities Plan to</p>	<p>Facilities Inventory Report received by GMD on May 29, 2004.</p>	

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	comp plans.		
<b>Section 4.2</b> TAC will assist School Board, in an advisory capacity, on Educational Plant survey update. The TAC will make recommendations on location, and need for new renovations, expansions or closures.	One year prior to preparation.		
<b>Section 4.3</b> requires the City and County to prepare Growth and Development Trends report.	By November 15 of each year	County provided Growth and Development Trends report to School Board in November 2004.  Staff presented report at 1/18/05 Joint Meeting.	Joint Meeting Direction (1/18/05) is that the City and County data be merged into one report by County staff for 2005 report.
<b>Section 5. TAC School Site Selection</b> Various sections detail the procedures for TAC review of school sites.  Procedures detailed fully in Agreement.	<p>Begins with School Board adoption of a resolution.</p> <p>Completion of report due within 60 days</p>	<p>Section followed to site Jensen Beach High School in 2001, middle school in 2004, and in the elementary siting currently underway.</p>	<p>Lessons Learned:</p> <p>Time frames difficult to meet.</p> <p>Some redundancy in siting matrix criteria, and transportation criteria must be supplemented. Overall, matrix</p>

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			works well. Selection process for elementary school sites may be overkill at Countywide search level since many small sites available.

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<p><b>Section 6, LRP Committee School Site Selection</b> Various sections detail the LRP Committee review of school sites</p>	<p>LRP Committee convenes as soon as possible after receiving TAC report.  LRP Report within 45 days of receipt of TAC report.</p>	<p>Completed for Jensen Beach High School Site, for middle school site, and Palm City elementary school site.</p>	<p>Lessons Learned:  Process includes whole community via the LPP Committee.</p>
<p><b>Section 7 School Board Selection</b> School Board selects site and notifies City and County of its selection.</p>	<p>Notification within five days of selection.</p>	<p>Middle School site selected in Mid-County.</p>	<p>Not sure if notification is actually occurring.</p>
<p><b>Section 8 School Site Plan Review</b> Section 8.1 states that the School Board provides plans to approving jurisdiction.  Section 8.2. states that the material to be provided and the approving jurisdiction may request additional information.  Section 8.3 states that Jurisdiction provides review comments and School Board complies to the degree possible.</p>	<p>Request for information within 10 days of receipt of site plan.  Within 30 days after receipt of site plan.</p>	<p>School Board has provided site plans to County for schools in its jurisdiction: Murray Middle School and the Jensen Beach High School.  County SPRT reviews plans and provides</p>	

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		comments to School Board.	
<b>Section 9, Sustainable Community Planning</b>			
<b>Section 9.1.</b> Jurisdictions agree to maintain and improve older schools. Allows joint use of existing or planned facilities for redevelopment.		Murray Middle School under complete renovation. J.D. Parker Elementary School renovation design part of Tenth Street Educational Corridor joint project of City and School Board.	
<b>Section 9. 2</b> School Board conducts facility review of existing facilities.	Every five years	School Board engaged in long range planning for several existing schools.	
<b>Section 9.3</b> requires the three jurisdictions to develop a process for identifying land for future school sites.		Topic of discussion at June 29, 2004 joint meeting. Staff was directed to develop procedures.  Procedures approved at 1/18/05 Joint Meeting.	

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		Procedures implemented beginning 2/05.	Comments
<p><b>Section 9.4</b> requires the City and County to consider requiring inclusion of community spaces in large master planned communities.</p>		<p>Topic of discussion at June 29, 2004 joint meeting.</p>	<p>On-going. Current Plantation of Hammock Creek includes school site and may include a potential park site.</p>
<p><b>Section 9.5</b> requires all existing and planned schools are in the County's long-range transportation plan.</p>		<p>All schools are included in planning for Long Range Transportation Plan.</p>	
<p><b>Section 9.6</b> requires joint determination for need for, and timing of, on-site and off-site improvements necessary to support the new school.</p>		<p>Discussed at 1/18/05 Joint Meeting.</p>	
<p><b>Section 10. Coordinated Planning Efforts</b></p>			
<p><b>Section 10.1</b> requires a School Board representative on the City and County Local Planning Agencies.</p>		<p>Appointment made in 2003.</p>	<p>Lessons Learned: SB rep not needed; at every meeting; attendance in future based on need. More appropriate for rep to be at County's DRC meeting.</p>

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Section 10.2 requires city and county to invite school rep development review committees and to provide comments			Done. School Board Capital Projects Planning Specialist began attending DRC on January 4, 2005.
Section 10.3 requires City and County to require a public school impact form as part of the development application package.			Form developed in 2003; presented at June 6, 2003 Joint meeting.  County application forms now being forwarded as of October 04.
Section 10.4 requires School Board advise local government of school enrollment impacts anticipated from the proposed development and whether sufficient school capacity exists or is planned to accommodate the impacts over time.		School Board comments within 30 days of receiving the project impact form.	Comments received from School Board began 2005.  Lessons Learned: Form to be revised by TAC based on School Board request.

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<p><b>Section 10.5</b> requires City and County to consider school issues when reviewing development applications, including the School Board comments, provision of school sites and facilities within planned neighborhood, compatibility of land to existing and reserved school sites, co-location of other facilities, linkage of school and other public facilities with bikeways trails and sidewalks, traffic circulation plans provision of off-site improvements needed to serve schools and inclusion of school bus stops and turnarounds.</p> <p><b>Section 10.6</b> requires the City and County to work to implement capital projects coordinated with School Board plans, provide incentives to private sector to implement creative solutions, target community redevelopment in older distressed areas near existing schools, continue to work on multi-jurisdictional school issues.</p> <p><b>Section 10.7</b> requires co-location opportunities to be evaluated by all parties.</p> <p><b>Section 10.8</b> states existing schools are consistent with local comp plans. Proposed renovation and construction on existing sites are exempt from siting sections and reviewed based on Section 8.</p> <p><b>Section 10.9</b> requires an interlocal agreement for each co-located or shared use opportunity.</p>			<p>Questions regarding impacts on schools are raised by LPA and BCC during review of projects.</p> <p>Issues included</p> <p>Discussed at Joint meeting 1/18/05.</p> <p>Discussed at Joint meeting 1/18/05.</p> <p>Activity on-going by all jurisdictions. Various examples can be cited.</p>

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<p><b>Section 10.10</b> establishes an Oversight Committee to monitor implementation of Interlocal Agreement.</p>	<p>Committee must meet at least annually prior to June meeting.</p>	<p>Oversight Committee formed Spring 2004. First meeting held on June 17, 2004, Annual meeting to be held May 20, 2005.</p> <p>Committee will review progress using this status report and will report prior to June 2005 Joint meeting.</p>	<p>Lessons Learned: Role of Committee seems redundant since the TAC is charged with implementation of Interlocal Agreement.</p>
<p><b>Section 11, Dispute Resolution and Judicial Review</b> Specifies use of Dispute Resolution procedures found in State Statute.</p>	<p>In accordance with governmental conflict resolution procedures of Chapter 164 or 186, Florida Statutes.</p>	<p>No disputes have arisen.</p>	
<p><b>Section 12, Term</b> Specify the Terms of the Agreement.</p>	<p>Agreement has a term of 20 years.</p>	<p>Agreement last amended and approved, November 17,</p>	

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			2003. Agreement may require amendment based to changes to State Statute, 2005.

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June 9, 2005

TO: Nicki van Vonne  
Growth Management Director

fax (772) 288 5960

RE: Oversight Committee, comments school siting

critierion 5 - For elementary and middle schools; it may be more useful to use speeds for roadways determined to be those more likely used by students walking and biking to school. Not all roads within 2 mile radius, especially high traffic roads, would be pathway chosen by students.

critierion 15 - seems variance exceeding district average of Free/Reduced lunch population would suggest greater diversity, hence maybe preferred.

critierion 16 - seems any size over optimum should be awarded maximum score for size, e.g. 15 acres (at least 10 usable)-acres for elementary, 30 acres for middle and 50 acres for high school.

It would be to the long term benefit of the constituencies of each agency, Martin County, School Board, City of Stuart, that school siting comply with the Comprehensive Growth Management Plan and be constrained by the primary urban services boundary. Ignoring these guidelines has brought negative consequences to both students and the community at large.

~~Ed Fielding~~

Please have my comments included in the report unedited.  
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**MARTIN COUNTY, FLORIDA  
INTER-OFFICE MEMORANDUM**

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**TO:** Honorable Members  
Martin County Board of County  
Commissioners,  
Martin County School Board  
City of Stuart Commission

**DATE:** June 20, 2005

**VIA:** Dan Hudson *DH*  
Interim County Administrator

**FROM:** Nicki van Vonno, AICP *NV*  
Growth Management Department Director

**MEMO:** gma05m.079

**SUBJECT:** Agenda Item 6 Future Development Projects in Martin County and City of  
Stuart

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Monica Graziani, City of Stuart Development Director and Nicki van Vonno, Martin County Growth Management Department Director will present a brief overview of development applications currently under review by the two jurisdictions.