



**Joint Meeting Minutes between the  
Board of County Commissioners,  
Martin County School Board,  
and the City of Stuart  
Monday, May 30, 2006 – 1:30 p.m.  
Blake Library**

**School Board Members Present**

Lorie Shekailo, Chair  
Dr. David Anderson  
Sue Hershey  
Nancy Kline  
Dr. Sara A. Wilcox, Superintendent

**School Board Members Absent**

Laurie Gaylord, Vice-Chair

**School Board Staff**

Rodger Osborne, J Lisle Bozeman, Ruth Pietruszewski, Cathy Brennan, Julie Sessa

**Martin County Commission**

Susan Valliere (Chair), Doug Smith, Sarah Heard, Michael DiTerlizzi, Lee Weberman, Stephen Fry  
(County Attorney), Duncan Ballantyne (County Administrator)

**Martin County Staff**

Mary Vettel (Deputy Clerk), Nikki van Vonno, David Graham (Assistant to County Administrator), Kieth Holman,  
Don Donaldson

**City of Stuart**

Carol Waxler (Mayor), Mary Hutchinson (Vice-Mayor), Michael Mortell, Jeff Krauskopf, James Christie, Paul  
Nicoletti (City Attorney & Interim City Manager)

**Public**

Kim Delaney (Treasure Coast Regional Planning Council Growth Management Coordinator), Mike Bender  
(Palm Beach Post), Kelly Tyko (Stuart News), Bill Summers, Helen McBride

Lorie Shekailo called the Joint Meeting to order at 1:30 p.m. She asked the Commissioners and the Board members to go around the Dais and introduce themselves. Each person introduced themselves.

**Adoption of the Agenda:\***

**A. Additions, Deletions or Amendments to the Agenda**

No additions, deletions, or amendments to the agenda were requested.

**B. Approval of the Agenda**

Jeff Krauskopf made a motion to approve the agenda, Michael Mortell seconded, and the motion carried unanimously.

**1. Open to Public**

No one from the public requested to speak.

**2. Update on SB 360:\* (COPY ATTACHED)**

- **School Interlocal Agreement Status Report**
- **School Board/Fair Share Agreement heading toward School Concurrency**

Kim Delaney, Treasure Coast Regional Planning Council, presented a power point presentation on SB360 and the status of the school Interlocal Agreement. Kim reviewed SB360 requirements; including the requirement that all local governments and school boards must update interlocal agreements (ILAs) and must adopt consistent public school facilities elements. Kim clarified the SB360 requirements for ILAs and advised how Comprehensive Plans would be affected. Kim presented a glossary of terms to provide clear and accurate communication. She acquainted the commissioners and board members on the mechanisms for development and adoption and amendments to the Comprehensive Plan, sharing time frames. She spoke on school siting, utilizing the existing ILA, and considering adjusting the tri-party schedule to better accommodate data sources and needs. She shared recommended LOS standards, which did not intend to include portable or relocatables in permanent FISH capacity. She suggested lag time be allowed for needed schools to be funded and built. Kim showed a suggested schedule for a coordinated

## Joint Meeting Minutes

Tuesday, May 30, 2006 – 1:30 p.m.

Page 2 of 4

### 2. Update on SB 360:\* (Con't)

Capital Improvement Program (CIP) process. She recommended utilizing county CIP format, developing a land banking program, and establishing Charter School standards in the ILA. Kim explained geographic application of school concurrency by giving a visual map view of six School Board planning areas and concurrency service areas (CSAs) in Martin County. She explained that CSA boundaries follow census tract lines and generally address natural or man-made boundaries. Kim reviewed the school concurrency implementation procedure. She showed a slide with the current process compared to the recommended process. She commented on the provisions for termination, suspension and amendments of the ILA. She discussed proportionate share mitigation and showed how complex mitigation measures could become. Kim familiarized the group on student generation rates. Michael Mortell questioned Kim about individualized student generation rates for condos and single family dwellings. Kim confirmed that student generation rates were across the board according to the CSA. She demonstrated how complex and time consuming the computations would get to determine the generation rate by individual developments, making that method not feasible. Mr. Mortell questioned how the issue related to under enrollment. Kim explained that the School Board had the authority to shift the population into other schools, so that all school facilities were at the same level of enrollment.

### 3. Update on Infrastructure for Elementary "A":\*

Don Donaldson briefed the governing board on the infrastructure for Elementary "A," and informed them that it was on schedule. Sue Hershey reminded Mr. Donaldson that the new road would have to be in place by July 2008. Water and sewer accommodations for the school site were discussed. Lee Weberman suggested contemplating whether or not a signal would be needed for that location and making decisions on the sidewalks. Duncan Ballantyne conveyed to the commissioners that the School District had provided the County with direction. The School Board had sent a letter with 9 provisions for the County to follow. Duncan provided a copy of the letter to all the commissioners. (COPY ATTACHED-see backup Item 8)

### 4. Update on HEPA (Hurricane Enhanced Protection Areas) in Martin County Public Schools:\*

Julie Sessa, MCSD Director of Facilities & Planning, reported that Martin County School District had spent a minimum of \$2,765,000 for Enhanced Hurricane Protection Areas (EHPA) in schools. She listed the costs by school site. School Board costs to provide hurricane shelters to residents were discussed. Julie informed commissioners that Elementary "A" would not have to be hurricane enhanced, since a surplus of shelters existed until 2011. Keith Holman, Martin County EOC Agency Director, spoke on hurricane preparedness, hazard mitigation grants, SREF schools, 4496, and Red Cross standards. Sue Hershey pondered if it was wise to build the Elementary "A" school and not do the hardening costs. She threw out the idea of trying to get the legislature to pay hurricane hardening costs. She encouraged the City and County to support the cause to help get funding. Dr. David Anderson expressed his feelings about the fairness of the school district bearing the burden for the cost of hurricane shelters for residents. Sue Hershey felt that other public buildings besides schools should also be able to accommodate shelters, such as County, Health Department, and Community College buildings. Doug Smith said he would like to see a central co-located shelter for the three entities. Sue Hershey asked if hurricane hardening could be incorporated into the public facilities impact fee. Stephen Fry said it could become part of the impact fee, however, that would only be to new development and new capacity. Costs of generators and staffing the shelters were discussed. Dr. Wilcox informed commissioners that the Red Cross reimbursed the school district afterwards for cleaning the schools that were used for hurricane shelters.

*Mike DiTerlizzi made a motion to direct our respective staffs as the County, the School Board, and the City, to talk about school hardening for hurricane preparedness and come back to us as soon as possible, Doug Smith seconded.*

Commissioner Doug Smith asked Mike to add to his motion that the jurisdictions should ask the legislature for some sort of recognition of other public facilities that if public structures were going to be built, they all needed to be built to those standards, to be able to be accommodated as shelters, because what we were finding was that we have to go back in and possibly retrofit an existing newly built building. Commissioner DiTerlizzi stated that all building east of I95 had to be built to sustain at least 140 mile per hour winds. Mike couldn't see office buildings being used as shelters, but he suggested open spaces, such as auditoriums be used. He didn't mind adding Commissioner Smith's ideas to his motion to some degree and also the ability for staff to work with the legislative delegation to achieve some funding. Lorie Shekailo said the School Board was moving forward with the building of Elementary "A" and requested a time line for this resolution.

*Mike DiTerlizzi said along with his motion to direct staff to negotiate or talk about this, have them work on our perspective staffs to look at legislation that can aid in obtaining funding, and that all public buildings capable of being sheltered be considered for shelters, also add in our legislative efforts the retrofitting of some of these buildings that may be capable, Doug Smith seconded, and the motion carried unanimously.*

### 5. Review Planned Unit Development (PUD) Process:\*

Nicki van Vonno reviewed the existing Interlocal Agreement. She gave a status report on how the County and School Board have worked together to review developments for school impacts. She informed board members and commissioners of what was required and currently in place in School Interlocal Section 10:

- School Board Rep on LPA
- Invitations to development review meetings
- A public impact statement on all Comp Plan Amendments, residential rezonings, DRIs, and projects with over 50 units
- School Board identifies impacts with options to address impacts

## Joint Meeting Minutes

Tuesday, May 30, 2006 – 1:30 p.m.

Page 3 of 4

### 5. Review Planned Unit Development (PUD) Process:\* (Con't)

- BOCC or City consider School Board comments, compatibility of locations to schools, co-location, linkage of schools to walkways, bike trails, traffic circulation plans, inclusion of school bus stops and turnarounds

She stated that Policy A8e was a critical policy. She spoke about negotiation for public benefits. She familiarized everyone with the wording on Policy A.8.e :

The County shall require applicants who request the county to approve sit plans, plats, development plans, planned unit developments or other development approvals involving three or more residential units to obtain a statement of no objection from the School Board, or its designee, prior to final approval by the County.

She showed a flow chart of the PUD Benefits Review Process. She listed improvements that were needed: continuing PUD review at County Leadership meeting, and include School Board rep, providing School Board impact analysis early in the process and include School Board comments in County staff reports, and including School Board representatives in negotiation meetings so all parties are included in the conversation of public benefits. Sue Hershey reinforced the principal that the School Board needed to be in the process early. Dr. Wilcox agreed that the School Board needed to be in the process from the beginning. Duncan Ballantyne promised Board members that the process would be permanently amended to include the School Board early. Lee Weberman asked Nicki if the schedule would meet the ILA deadline. Nicki responded yes to his question. Commissioner Weberman asked if the ILA and school concurrency requirements would trigger Comp Plan amendments. Nicki responded yes. Sarah Heard asked Nicki and Kim questions about the Urban Service Boundaries. She explained why water and services were not provided outside the USB, and why land banking outside the USB would be problematic. Kim Delaney enlightened all that the School Board was permitted to bank land outside the USB, and then sell it to acquire land inside the USB. She stated that school sites were being pushed to the edge of the USB. Schools could not be built outside the USB, since there is no water and sewer. Kim informed the group that the aggressive redevelopment in South Florida was forcing smaller, tighter architecture, and buildings were going to two stories. Broward and Dade County are going to three stories. Nancy Kline informed commissioners that the School Board had done just that, they used a 2-story design for Hobe Sound Elementary and J.D. Parker.

### 6. Update on Stuart Middle School – Site Plan:\*

Julie Sessa reviewed the master plan and described the proposed construction and time lines for the Stuart Middle School site. Julie showed a visual view of the master plan. Commissioner Mary Hutchinson began a discussion on the possibility and feasibility of the City giving the School Board the city owned land next to Stuart Middle School which has the City's garage built on it; however, it would depend on the condition if the County would help locate another parking structure. Julie Sessa stated that she thought similar conversations between Rodger Osborne and Dave Collier had taken place on this subject. Lorie Shekailo discussed the master plan, and she worried that construction projects would be held up at Stuart Middle School if any changes were made to the plan. Sue Hershey suggested having a special meeting to discuss the issue and having the Treasure Coast Regional Planning Council as the facilitator. Sue Hershey stated that maybe something could be worked out that would be mutually beneficial for the City, School Board, and County.

Sue made the motion to have a joint meeting for discussion on the City land adjacent to SMS. Doug Smith seconded.

Carol Waxler said that the City was supportive of a joint discussion.

Sue Hershey motioned to have the meeting before the end of September.

Commissioners discussed joint facilities. Lorie Shekailo asked Sue Hershey to repeat her motion.

Sue Hershey made a motion that before the end of September that they all get together, the City, the County, and the School Board, to look at the possibilities that exist for the downtown corridor

Doug Smith asked if the motion also included having someone like the Regional Planning Council facilitate.

Sue continued with and added to the motion to have a facilitator

Nancy Kline requested that Sue amend the motion to move the meeting date up to before the end of August.

Sue Hershey amended her motion to move the meeting up to before the end of August. Doug Smith seconded the amended motion, and the motion carried unanimously.

### 7. Open to the Board/Commissioners

All Board members and Commissioners abstained.

- Helen McBride, long-time Stuart resident, requested to speak. Lorie Shekailo told her that her opportunity to speak had been during "Open to the Public." Helen stated that she didn't have any comments until after she had heard the discussions. Lorie Shekailo reminded Helen that "Open to the Public" was closed; unfortunately, Helen had missed her opportunity to speak. Helen did not state which issue she wanted to vocalize comments. Helen wanted placed in the record that she felt it was unfair to place "Open to the Public" at the beginning of the meeting.

**Joint Meeting Minutes**

**Tuesday, May 30, 2006 – 1:30 p.m.**

**Page 4 of 4**

**8. School Board Approve Agreement with Developer on Tusawilla Property:\* (COPY ATTACHED)**

Dr. Sara A. Wilcox wanted to be assured that the developer would convey a warranty deed to the School District. Linda McCann-Hake from Gunster, Yoakley & Stewart, representing the developer on Tusawilla property, assured Dr. Wilcox that a warranty deed would be conveyed to give the school district title to the property being donated.

Sue Hershey moved approval of Item 8, Nancy Kline seconded, and the motion carried unanimously.

Dr. David Anderson made a motion to adjourn the Joint Meeting, Nancy Kline seconded, Lorie Shekailo adjourned the Joint meeting at 4:00 p.m.

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**CHAIR (Lorie Shekailo)**

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