



**Public School Concurrency Workshop Minutes  
Tuesday, January 9, 2007 – 6:00 p.m.  
Warfield Elementary School Cafetorium  
Indiantown, FL 34956**

**Members Present**

Laurie Gaylord-Chair  
Nancy Kline-Vice-Chair  
Dr. David Anderson  
Susan Hershey  
Lorie Shekailo  
Dr. Sara A. Wilcox, Superintendent  
Doug Griffin, School Board Attorney

**Members Absent**

**Staff Present**

Ruth Pietruszewski, Cathleen Brennan, Rodger Osborne, Julie Sessa, Marshall Skinner, J. Lisle Bozeman, Lorene Francesciani, Garrett Grabowski, Jody Garrett, Javier Suarez, Linda King

**Public**

Brian Powers, Kevin Powers, Bob Post, Kathleen Breland, Thelma Waters, Scott Watson, Bill Summers, Jay Hoffman, Larry Gibson, Yung Song

**Press** PBPPost - No representation      Stuart News- No representation

**MCEA** – No representation      **AFSCME** – No representation

*Call to order by the Chairman and Pledge of Allegiance to the Flag of the United States.*

**1. Presentation on Public School Concurrency (COPY ATTACHED)**

Julie Sessa, Director of Facilities and Planning, said holding the meeting in the WES cafetorium gave Board members and the public the opportunity to preview the new construction of the cafetorium. Everyone expressed their gratification for the aesthetics and design of the building. Julie introduced the architect, Yung Song of Song and Associates, who designed the cafetorium. Julie gave a Power Point presentation on public school concurrency. Julie explained that Senate Bill 360 requires the School Board to work with the County and City of Stuart to create a school concurrency plan. Concurrency is defined as meaning that the necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. Julie explained that Class Size Reduction reduced the capacity of our schools. She reported that the district has been advised of various pending project approval requests collectively proposing 11,122 new residential units. The costs to build the student stations necessary to serve those developments could be close to a \$1 million. Impact fees will not cover the cost of facilities necessary to service development to the District. The costs over and above current impact fees on a new home could range from 0-\$4,200. Julie announced that all geographic areas within the county would be treated the same with respect to the student generation rate. She wanted Indiantown residents to take note of this fact. There would be no separate student generation rate for Indiantown. She explained that SB360 requires each local government to amend the comprehensive plan to include a new Public Schools Facilities Element (PSFE). Julie discussed key PSFE concepts. Julie reminded everyone that the School Board had already borrowed funds to meet its current capacity standards, Certificates of Participation for AMS. She reminded everyone that the School Board relies on state funds for school construction and expected state revenue can be inconsistent and/or declining. She provided examples. She stated that impact fees, although updated every two years, have failed to keep pace with current market conditions. She conveyed that Class Size Reduction had created a backlog and a need to construct large numbers of classrooms to meet requirements. She added that implementation of phase three of CSR in 2008 will further reduce school capacity, increasing the need for additional student stations and teachers. She discussed concurrency service areas, which are specific geographic units within a school district in which school concurrency is applied and measured. Martin is considering six geographic CSAs: Indiantown, Mid-County, Palm City, South County, Stuart Urban, and North County. Julie discussed Proportionate Fair Share Mitigation. She discussed provisions for infrastructure and noted that the district's responsibility for funding was limited to on-site infrastructure costs

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### 2. Open to the Public

- Kathleen Breland, Vice President of Operations in Indiantown for Centex Homes, made a 50-acre land donation offer, which was not contingent upon Centex DRI approval. Additional items were included in the offer. She disseminated the written offer to each of the Board members for their analysis. (COPY ATTACHED)
- Scott Watson, Chairman of the Western Martin County Chamber of Commerce, discussed school financing. He explained an option where the developer would build the school and lease it back to the School Board. He discussed concurrency service areas.
- Bill Summers recommended that the School Board accept a formula that was unanimously passed by the Treasure Coast Regional Planning Council.
- Brian Powers urged the School Board to accept Centex's offer.
- Bob Post stated that Indiantown doesn't receive the amenities that the coast does. He articulated that there was a real need for workforce housing. He said that the east coast of Martin County was not going to grow.
- Kevin Powers was encouraged by the fact that Indiantown would not have a separate student generation rate, and that the same student generation rate would be used county-wide. He stated that Centex's offer was the most generous land donation in the history of Martin County.
- Thelma Waters, 60-year Indiantown resident, urged the Board to accept Centex's offer. She called it a "Bed of Roses." She conveyed that Indiantown did not have housing for the workforce. She was pleased that somebody would take a chance to help Indiantown grow the right way. She requested that the School Board help make it possible.

### 3. Open to the Board

Laurie Gaylord

Thanked everyone for traveling to Indiantown for the workshop. She stated that all Board members wanted Indiantown to have their day.

Nancy Kline

Concurred with Laurie Gaylord. She stated that the Board members valued education and looked forward to growth in Indiantown.

Lorie Shekailo

Concurred with Laurie Gaylord and Nancy Kline. She too would like to see Indiantown realize its dream. She stated how important it was that all students in Martin County received an education to their best potential. She promised she would review Centex's offer.

Sue Hershey

Requested that Board members review the Centex offer and move forward with the issue.

Dr. David Anderson

Told Indiantown residents that "my dream is your dream." He stated that he wanted equalization. He stated that time is money, and money is time. He felt all needed to move on with the project.

Dr. Sara A. Wilcox

Reiterated that the District was part of the Indiantown dream and has always been part of that dream. She reported that Warfield Elementary School had received the Blue Ribbon School Award, and Loreen Francesceni had earned the Council for Exceptional Children 2006 Principal of the Year. She explained how the District had to comply with state requirements. She stated that the District did not treat Indiantown any differently than any other part of the County.

**3. Open to the Board (Con't)**

Laurie Gaylord

Confirmed that the District had invested their best staff and money in Indiantown schools. She explained that the Board's primary duty was education.

There being no further business to bring before the Board, the meeting was adjourned at 7:12 p.m.

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**CHAIR (Laurie Gaylord)**

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