

Please note:

The staff requests continuation to the next public hearing for the proposed Text amendments to the Comprehensive Plan for a School Facilities Element and supporting text amendments to other elements, due to the need to respond to preliminary comments from the State Department of Community Affairs (DCA). Staff will provide a briefing on this project and the draft staff memorandum is attached. Supporting documentation will be distributed at the meeting.

Sheryl Stolzenberg
Principal Coordinator

ITEM # _____

**SEMINOLE COUNTY GOVERNMENT
LAND PLANNING AGENCY / PLANNING AND ZONING COMMISSION
AGENDA MEMORANDUM**

SUBJECT: Text Amendments to the Comprehensive Plan for Public Schools - Transmittal

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Tina Williamson **CONTACT:** Sheryl Stolzenberg **EXT.** 7383

Agenda Date <u>July 11, 2007</u> Regular <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Special Hearing – 6:00 <input type="checkbox"/> Public Hearing – 7:00 <input checked="" type="checkbox"/>

MOTION/RECOMMENDATION:

1. **RECOMMEND TRANSMITTAL** of the text amendments to the Comprehensive Plan, including the Public School Facilities Element, amendments to the Capital Facilities Element, amendments to the Intergovernmental Coordination Element and the Implementation Element to the State Department of Community Affairs (DCA); or
2. **RECOMMEND DENIAL** of the text amendments to DCA; or
3. **CONTINUE** the public hearing until a time and date certain.

District – Countywide

Sheryl Stolzenberg, Principal Coordinator

BACKGROUND:

Legislation enacted by the 2005 Florida Legislature mandates a comprehensive focus on school planning by requiring local governments and school boards to adopt school concurrency. As part of the legislative requirements, all Florida jurisdictions must adopt a Public School Facilities Element as part of their comprehensive plan. In addition, local governments must add to their Capital Improvements Elements that portion of the financially feasible School Board Capital Program that addresses school capacity for the students within the jurisdiction, and text changes to other elements may also be needed. Seminole County's deadline for complying with this requirement is January

Reviewed by:
Co Atty: _____
DFS: _____
OTHER: _____
DCM: _____
CM: _____
File No. _____

1, 2008. In addition to the Public Schools Facility Element, the County will need to revise its Implementation, Intergovernmental Coordination and Capital Improvements Elements. It should be noted that this effort does not change the lines of responsibility for the provision of educational facilities. The School District retains the responsibility of financing and constructing school facilities. The Legislature has mandated this coordination of plans in much the same way that local governments must now coordinate their plans with the Regional Water Supply Plans of the Water Management Districts; to improve overall coordination of efforts.

The draft Public Schools Facility Element was developed as a part of a coordinated effort among the County and City planning staff members, with the assistance of the consulting firm Land Design Innovations. A 'model element' was developed for one of the cities, and each jurisdiction is using that model as a base for its own element. Casselberry submitted the draft Element to the Department of Community Affairs (DCA) for guidance and received five pages of recommended corrections on June 22, 2007.

Brief Summary of Amendments

The proposed text amendments include:

1. A Public Schools Facility Element that includes goals, objectives and policies compatible with those of the Public Schools Facility Elements of the cities in Seminole County.
2. Amendments to the Capital Improvements Element to include financially feasible capital improvements to the capacity of schools serving students residing in unincorporated Seminole County.
3. Amendments to the Implementation Element to include schools as one of the services in the Concurrency Management System.
4. Amendments to the Intergovernmental Coordination Element to update objectives and policies dealing with interlocal agreements with the School Board.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission, acting as the Land Planning Agency (LPA), **CONTINUE** the public hearing until the next regular hearing of the Planning and Zoning Commission, August 1, 2007, at 7 pm or as soon thereafter as possible, due to the need to work with the cities and School Board to address the comments received from the DCA and to ensure consistency among the cities and Seminole County.

Attachments:

1. Adoption Ordinance
2. Public Schools Facility Element and Support Document
3. Amendments to pages of the Capital Improvements, Implementation and Intergovernmental Coordination Elements
4. Economic Impact Statement
5. Property Rights Impact Statement