

Board of County Commissioners

Agenda Request

Date of Meeting: August 4, 2008

Date Submitted: July 18, 2008

To: Honorable Chairman and Members of the Board

From: Benjamin H. Pingree, County Administrator
Lindsay Stevens, Assistant County Administrator
Melissa Corbett, Planner II, Planning and Community Development

Subject: Request to Adopt the Public School Facilities Element, Revised Intergovernmental Coordination Element and Revised Capital Improvements Element Text Amendment to the Comprehensive Plan CP07-14

Statement of Issue:

This agenda item presents the Board with a request to adopt the proposed Public School Facilities Element (PSFE), revised Intergovernmental Coordination Element (ICE) and revised Capital Improvements Element (CIE) Comprehensive Plan Text Amendment.

Background:

Senate Bill 360, which was passed by the Florida Legislature in 2005, requires all Counties within Florida to add a PSFE to their Comprehensive Plans. This activity is being required so that a stronger tie will be created between comprehensive planning and school capacity. In turn, all new residential developments will be required to show, or provide for, available capacity at public schools. The deadline for Wakulla County, and its incorporated cities, to add this Element, was January 1, 2008.

The Wakulla County School Board (WCSB) has taken the lead in working toward this goal. At the end of 2006, they partnered with Morris Depew Associates, Inc. to create a draft PSFE and revised Interlocal Agreement. During this process they also involved local officials from the County and incorporated cities and County staff. Together this work group created a draft which had a preliminary review by the Department of Community Affairs (DCA). DCA's comments were then incorporated as appropriate into the draft. On May 9, 2007 the work group and elected officials meet once again and approved the draft. The PSFE received a recommendation for approval for transmittal from the Planning Commission on August 13, 2007, and then received approval for transmittal to DCA from the BOCC on September 4, 2007.

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Staff transmitted the approved documents to DCA and the other required state review agencies. However, an Ordinance was approved and signed in error for this application that listed it as Adopted instead of approved for transmittal. Therefore, DCA felt the application should go through the transmittal process again to be approved for transmittal correctly, without an Ordinance. It should be noted that DCA did provide a courtesy review of the PSFE at that time and provided additional comments. The PSFE was revised to reflect these suggestions.

The application was heard again by the Planning Commission on March 17, 2008 and they unanimously voted to recommend approval to transmit the documents. Then at the April 7, 2008 Public Hearing, the Board voted unanimously to transmit the application. The files were sent to DCA for review on April 14, 2008. DCA issued their Objections, Recommendations and Comments report with no recommended changes on June 13, 2008.

Analysis:

The proposed Element requires the School Board, County and municipalities to work in conjunction to ensure proper capacity is maintained at all public schools. Some of the policies included require adequate infrastructure to be constructed for each school, a School Board representative to sit on the Technical Review Committee, and the implementation of a Concurrency Management System to track school capacity relative to proposed residential developments.

Due to the fact that DCA did not recommend any changes to the Amendment, the application has not changed since the Board approved to transmit it in April of this year. Should the application be approved by the Board, it will be transmitted to DCA again for final review. The State will then have twenty (20) days to issue a Notice of Intent to find the Amendment in compliance or not in compliance.

Options:

1. Adopt the Public School Facilities Element, Revised Intergovernmental Coordination Element and Revised Capital Improvements Element Text Amendment to the Comprehensive Plan CP07-14.
2. Do not adopt the Public School Facilities Element, Revised Intergovernmental Coordination Element and Revised Capital Improvements Element Text Amendment to the Comprehensive Plan CP07-14.
3. Board Direction.

Recommendation:

Option #1

Attachment(s):

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1. Proposed Public School Facilities Element with Revised ICE and CIE
2. Objections, Recommendations and Comments Letter from DCA
3. Proposed Ordinance