

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members AGENDA ITEM 5C
From: Staff
Date: April 17, 2009 Regional Planning Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Fort Pierce Comprehensive Plan
DCA Reference No. 09PEFE1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then the TCRPC must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendments within 30 days of its receipt.

Background

The City of Fort Pierce is proposing a new Public School Facilities Element (PSFE) and related text amendments to the Intergovernmental Coordination, Concurrency Management and Capital Improvements Elements of the City Comprehensive Plan. The City has requested that the DCA carry out a formal review of the amendments.

In 2005, the Florida Legislature amended Section 163.3180, Florida Statutes, to require the implementation of public school concurrency. Each local government is required to adopt a PSFE as part of its comprehensive plan and amend its Intergovernmental Coordination and Capital Improvements Elements to be consistent. The PSFE must address school level of service, school utilization, school proximity and compatibility with residential development, availability of public infrastructure, co-location opportunities and financial feasibility. Rule 9J-5, Florida Administrative Code, contains the minimum requirements for the PSFE.

Section 163.3177, Florida Statutes requires that “the county and municipalities located within the geographical area of a school district shall enter into an interlocal agreement with the district school board which jointly establishes the specific ways in which the plans and processes of the district school board and the local governments are to be coordinated.” The Interlocal Agreement for Coordinated Planning and School Concurrency for St. Lucie County became effective on December 13, 2003.

Evaluation

Highlights of the amendments are as follows:

A. Public School Facility Element

This is an entirely new element of the City Comprehensive plan. The goals of the Element are:

1. The City shall collaborate with the St. Lucie County School Board to plan for public school capacity to accommodate projected enrollment demand within the five year, ten year, and twenty year planning periods.
2. Provide adequate public school capacity to accommodate enrollment demand within a financially feasible Five- Year District Facilities Work Program.
3. Provide safe and secure schools sited within well designed communities.
4. Promote and optimize intergovernmental cooperation for effective future planning of public school system facilities.
5. Monitoring and evaluation of PSFE.

B. Intergovernmental Coordination Element

1. Revised Policy 8.5.1 is that the City will cooperate with the St. Lucie County School Board, St. Lucie County and the City of Port St. Lucie to implement the provisions of the PSFE.

C. Capital Improvements Element

1. Revised Policy 10.3.1 indicates the City Planning Department will notify the St. Lucie County School Board when development orders include residential development.
2. Revised Policy 10.3.4 indicates the St. Lucie County School Board shall be party to all proportionate share agreements intended to mitigate school capacity deficiencies.

Extrajurisdictional Impacts

The TCRPC provided a copy of the amendment materials with a memorandum dated March 24, 2009 to St. Lucie County, Port St. Lucie, St. Lucie Village and the St. Lucie County School Board. The memorandum indicated that Council was in the process of reviewing the amendments and solicited comments on any detrimental extrajurisdictional impacts. As of the date of preparation of this report, no comments were received.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendments indicates that they would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

The TCRPC has no comments/recommendations for modification to the proposed amendments. The amendments are considered to be consistent with the SRPP.

Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

The TCRPC should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Map 11-4: School Locations
- 3 Map 11-5: High Schools and School Choice Zones
- 4 Map 11-6: Middle Schools and School Choice Zones
- 5 Map 11-7: Elementary Schools and School Choice Zones
- 6 Map 11-8: Special Schools and School Choice Zones

Exhibit 1
General Location Map
City of Fort Pierce

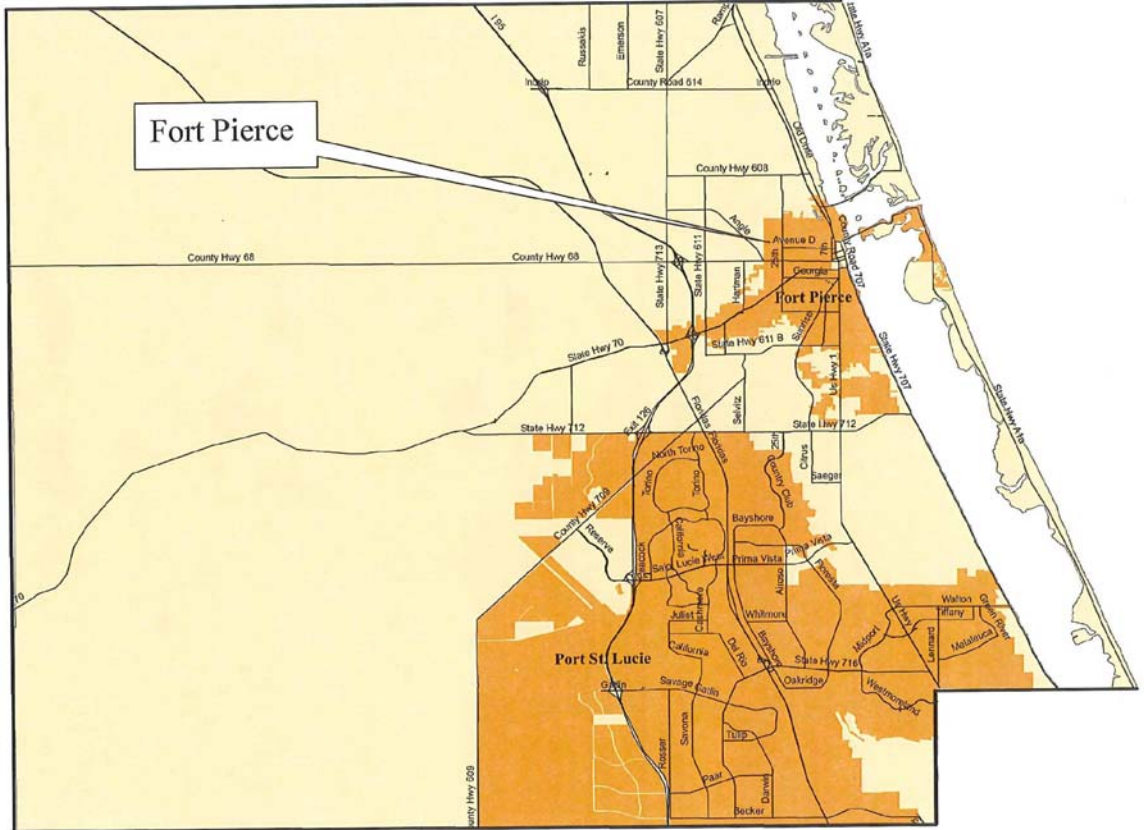


Exhibit 2

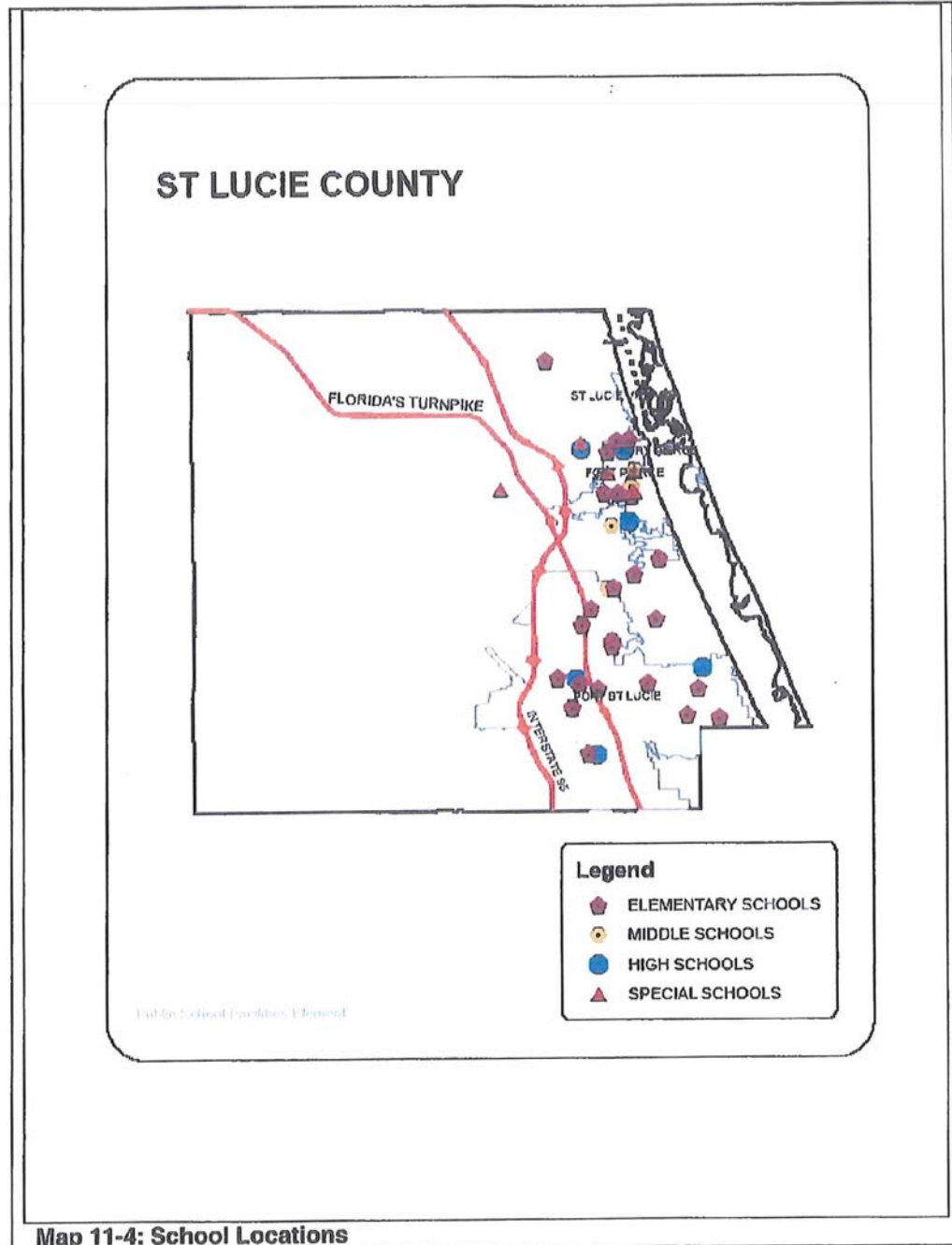
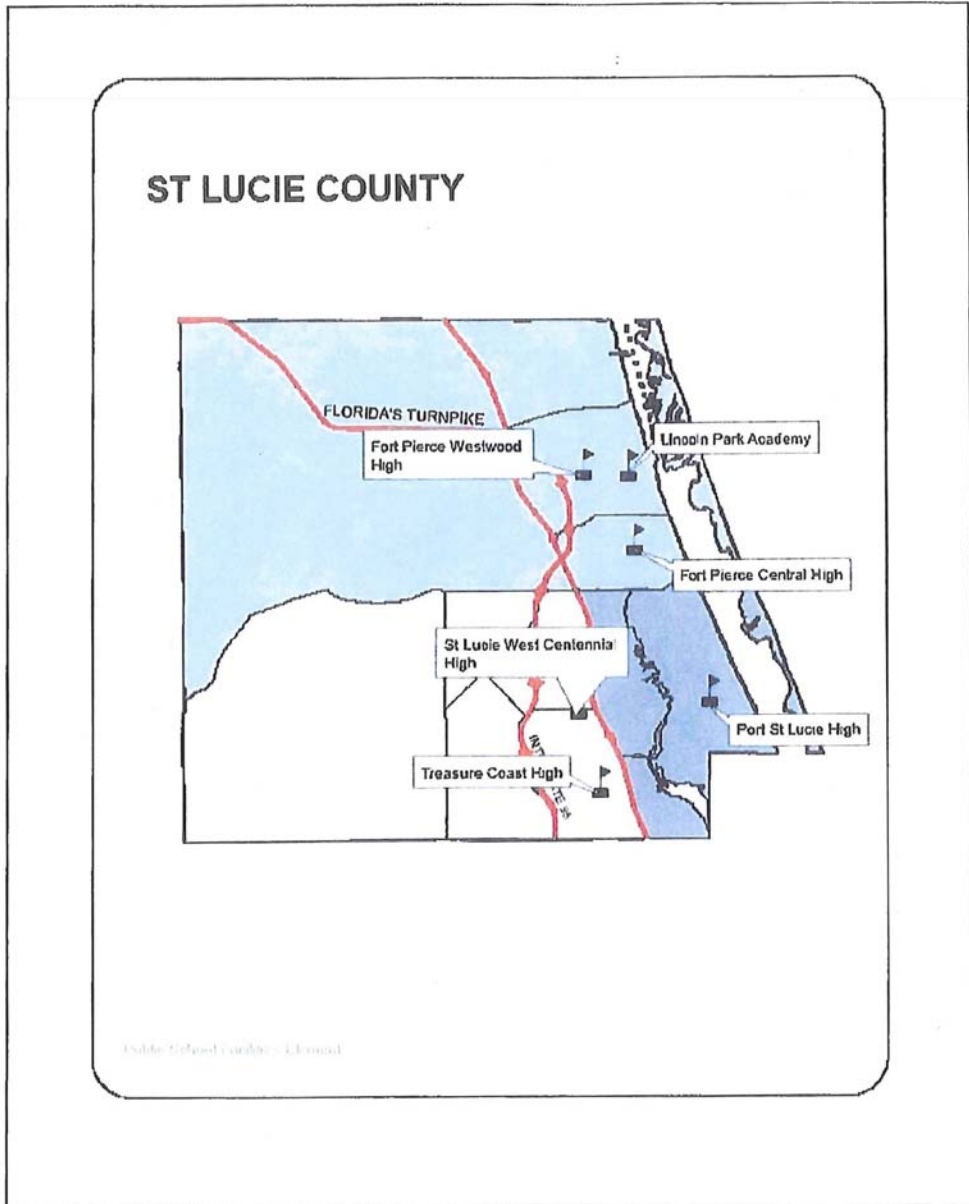
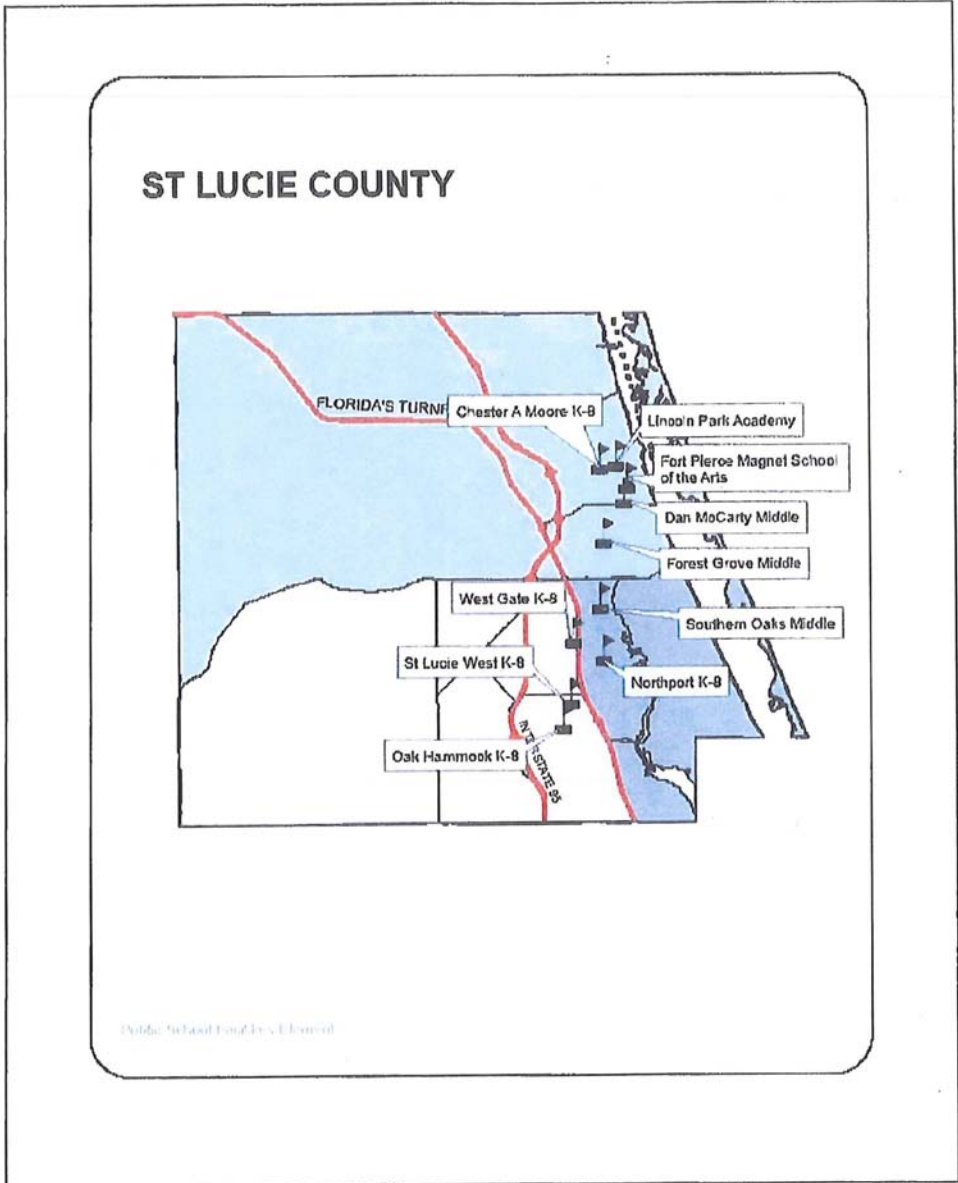


Exhibit 3



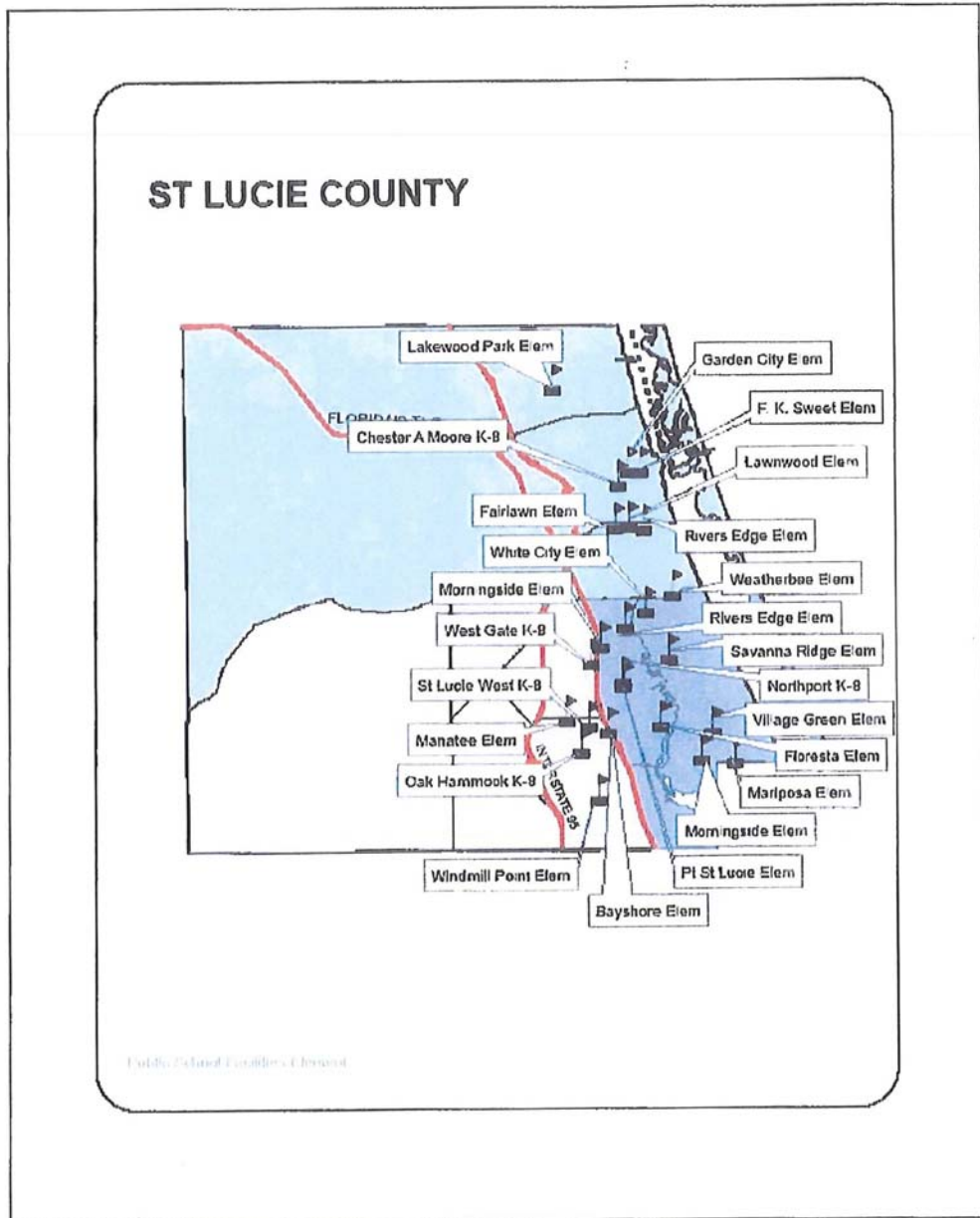
Map 11-5: High Schools and School Choice Zones

Exhibit 4



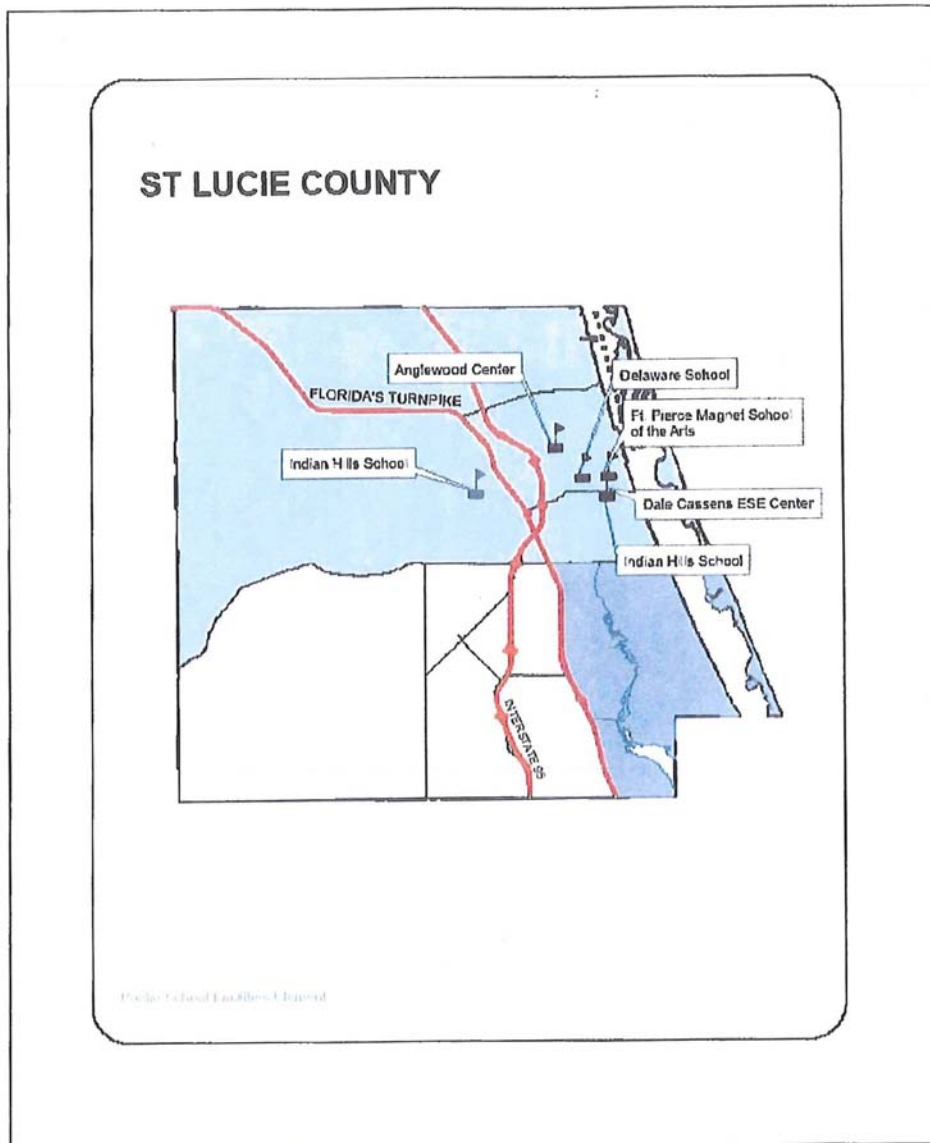
Map 11-6: Middle Schools and School Choice Zones

Exhibit 5



Map 11-7: Elementary Schools and School Choice Zones

Exhibit 6



Map 11-8: Special Schools and School Choice Zones