



## MINUTES

### Lake County Educational Concurrency Review Committee (LCECRC) December 8, 2021

#### **Committee Member Attendees:**

Troy Singer (Tavares), Tim Green (Astatula), John Kruse (Clermont), Willie Hawkins (Eustis), Douglas Shields (Lake County), John Gunther, Jr. (Fruitland Park), Ruth Kussard (Lady Lake), Mark Johnson (Minneola alternate), Michael Rankin, (Umatilla)

#### **Other Staff & Technical Support:**

Kelly Randall, (Lake County Schools), Helen LaValley (Lake County Schools), John Carr (Lake County Schools), Steve Johnson (LCS Board Attorney). *Minutes taken by Vicky Croteau, Research Specialist, LCS Growth Planning.*

#### **Public Attendance**

Joseph Saunders, Minneola Council member; Kathy Smith, LCEA President; Elisabeth Emery, LCEA Vice President; Vance Jochim, Fiscal Rangers; Antonio Fabre (Tavares Alternate)

Kelly Randall, Growth Planning Supervisor, called the meeting to order at 10:06 a.m.

Recognizing that a quorum was met she began with introductions. The committee is setup pursuant to Section 1.2 of the Interlocal Agreement for School Facilities Planning and Siting which requires a committee meeting annually.

During introductions Ruth Kussard informed staff that she is no longer the Mayor of Lady Lake, FL, as noted on the Lake County Educational Concurrency Review Committee 2021 Member list; she is currently a Commissioner of Lady Lake.

#### **Election of Chair**

Ms. Randall asked if there were any nominations for Chair. As the Chairperson for the meeting, Mr. Johnson, School Board Attorney, stated that it is traditional for a School Board member and the District County Commissioner to be elected as co-chairs. Lake County Commissioner Shields was nominated and elected.

Commissioner Shields, Chair, opened the meeting up for public input.

Mr. Vance Joachim stated that traffic is a concern, and that the Traffic Impact Analyses being done seem to be inaccurate. No other public input, Commissioner Shields then turned the meeting back over to Ms. Randall.

Ms. Randall explained the school concurrency program by stating that in 2006, the State Legislature mandated School Concurrency. It is designed to ensure that school capacity is

available concurrent with development. Two specific meetings are required by the Interlocal. The first is a quarterly planners meeting, which are comprised of local government's planning staff and the school district staff. The other required meeting is the Annual School Concurrency meeting. Ms. Randall also noted that although School Concurrency is no longer required in the State of Florida; we have an excellent relationship with the local governments. The program is working and the local governments are sharing their development information in Lake County. Mt. Dora is not party to the school concurrency program, however, does share the proposed development information within their City. She stated that from a school planner's perspective, it has been an excellent partnership.

Minneola City Councilor Mr. Joseph Saunders and Mark Johnson, City Manager, joined the meeting at 10:20 am.

Mr. Steve Johnson, School Board Attorney, explained the responsibilities of the committee and outlined the Florida Government in the Sunshine rules.

Commissioner Shields asked for a motion to approve the minutes for the 2019-20 and 2020-21 meetings. Mr. Troy Singer, City of Tavares, made the motion to approve the minutes and seconded by Mr. Hawkins, City of Eustis. All members approved unanimously. Mr. Shields then turned the meeting back over to Helen LaValley.

Ms. LaValley, manages the School Concurrency program, and shared highlights and overview of the Development and Proportionate Share Mitigation process from the annual report provided. She noted that although the majority of the development activity continues to be in the south Lake County area, there is a significant increase in the central and north areas of the County.

She stated that the school concurrency applications submitted had doubled in 2021 from the previous year, with significant development happening in all areas of Lake County. Ms. LaValley indicated that the School Concurrency Annual Report was rather lengthy due to the significant growth in Lake County.

This year there is substantial increase of proposed and approved residential developments in the Leesburg area. The area of concentration experiencing this increase is south of Lake Harris, east of US Highway 27, north of Dewey Robbins Road and west of Howey in the Hills. The projects include, but are not limited to, Whispering Hills Leesburg, Whispering Hills Lake County, Eagletail Landing, Mar Jo Pines, Windsong Phase 2, Windy Oaks, Hodges Reserve, Drakes Point and Lake Hills. These projects combined total approximately 5,454 dwelling units and are estimated to generate 1,900+/- students.

In the north Leesburg, Fruitland Park, Lady Lake area several new projects are being processed through the local governments. In north Leesburg, the Tara Oaks planned unit development has started site development. This project was approved for 1,168 dwelling units. In Fruitland Park, the district is monitoring several projects including Arbor Park approved for 525 dwelling units, Timbertop Lane multi-family project is proposing 768 apartments, and The Hawthorn at Fruitland Park is proposing 204 single family units. Hammock Oaks, located in the Town of Lady Lake, is proposing approximately 900+/- units.

The areas of Tavares, Eustis, Mount Dora and Umatilla are also experiencing an increase in residential land use requests. The Magnolia Point project located in Umatilla has been approved

for 548 dwelling units. The preliminary plat and construction plans are currently under review by the City. Several projects are under review or have started site development in the Eustis area. These projects include Pine Meadows PUD, White Rose, Royal Brothers Subdivision and May Whitaker Property. The combination of units for these projects totals over 2,400 dwelling units. The City of Tavares has several developments in their jurisdiction, under review or under construction, including Elmwood, Avalon Park, and a 600-unit age restricted development. The Mount Dora area has also seen an increase in residential project, the majority located along CR46 corridor.

Ms. LaValley then discussed the Proportionate Share Mitigation process. If during the school concurrency review, it is determined there is no capacity available to serve the project, the applicant is offered the opportunity to mitigate. The developer will pay for the student stations for that project. This is an agreement between three parties; the applicant, the school board and the local government.

Not noted in report is the amount of trending rental communities, apartment rentals in the Clermont and Fruitland Park area. This does not impact the school concurrency review program, but does impact schools with numbers.

Ms. LaValley reviewed the school concurrency process referring to an illustrated flow chart in the Annual Report. Ms. LaValley explained the term “Concurrency Service Area” and added a map of the CSA boundaries along with large displayed printed maps for the Committee members to view the areas with current development. Ms. LaValley discussed the chart in the report that lists the schools by the Concurrency Service Area.

Ms. LaValley concluded her report by commenting that the District is aware of the growth in the county and is actively monitoring it. She will continue to coordinate with the local governments through the review process.

Ms. LaValley introduced Ms. Randall for review of the Capital Plan. Ms. Randall, began with the Capital Plan approved by the school board on September 13, 2021. There has been no change in student generation rates; however, if there is an increase in population, we will be proposing a new impact fee when generation rates increase as does the cost of construction.

She discussed the District's three funding sources: ad valorem assessments, sales tax, and impact fee collections. District funding can fluctuate due to changes in the market.

Ms. Randall discussed the ongoing expenditures paid out of Capital funds, maintenance projects, buses, white fleet vehicles, technology refresh, due to the pandemic; now every student has a computer for their use. These capital funds are for the up keep of buildings and anything to improve operational funding cost effectiveness.

She then discussed the proposed capacity projects. The new schools that have opened this school year are Lake Pointe Academy and Lake Minneola High School classroom addition which provided over 400 seats, and a special needs school in Mascotte utilizing the old Mascotte Elementary school. The proposed schools are the Hills of Minneola K-8 relief school which will soon be under construction and we are looking at additions to Villages Elementary and Windy Hill Middle. In addition, we are continuing to seek a new High School location in the south part of Lake County in the Wellness Way area.

The modernization/renovation projects proposed at the schools include, Beverly Shores Elementary, Aurelia Cole Academy K-8, Clermont Elementary, Eustis Elementary, Fruitland Park Elementary, Curtright Center and Oak Park Middle/Leesburg Elementary which we will be converting into a K-8.

Capital renewal projects are proposed for Astatula Elementary, Groveland Elementary, Eustis Middle, Tavares Middle, and South Lake High. Additional projects include elementary school playgrounds, Mount Dora High football field turf replacement, Eustis High softball field replacement, Lake Minneola High track resurfacing and Treadway Elementary canopy project.

Each year the draft Capital Plan is sent out to the local governments for review generally sometime in August then adopted and approved by the School Board by September.

In closing, Ms. Randall asked if there were any questions regarding the Capital Plan. Mr. Singer asked if Tavares High was over capacity. Ms. Randall replied that the District monitors growth in the Tavares area and will continue to monitor through concurrency process. Two new classrooms were added in the 2021-22 school year in a modular building. Mount Dora and Tavares High schools are the two north Lake County schools that we monitor closely. Mark Johnson asked about the Clermont Elementary site and future plans. Ms. Randall responded that a decision had not been made and that we have not yet taken any formal proposals to the board.

Chairperson, Commissioner Shields asked the Committee for a motion to approve the annual report, Motion to approve by Mr. Tim Green, seconded by Mr. Willie Hawkins. Motion was approved unanimously by the committee.

***There being no further discussion, the meeting was adjourned by Mr. Shields at 11:40 AM***