

MEETING SUMMARY

PUBLIC SCHOOL FACILITIES PLANNING JOINT PLANNING COMMITTEE (JPC)

May 16, 2018

MEMBERS PRESENT:

T.R. Hainline, Chairman, Rogers Towers, P.A.
Josh Cockrell, Infinity Global Solutions (IGS)
Karen Nuland, DCPS
Warren Jones, Duval County School Board
Elizabeth Feustel, Jacksonville Civic Council

STAFF PRESENT:

Kristen Reed, City of Jacksonville – Planning and Development Department (PDD)
Krista Fogarty, City of Jacksonville – PDD
Candace Long – PDD
Sondra Fetner, City of Jacksonville – Office of General Counsel (OGC)
Randy Gallup, Duval County Public Schools (DCPS)

Public Present:

Chelsea Anderson, Gunster

Called to Order:

The meeting was called to order by T. R. Hainline, Chairman, at 11:04 AM in the Duval County Public School Building; 1701 Prudential Drive, 1st Floor, Conference Room 307, Jacksonville, Florida

Chairman Hainline welcomed everyone to the Public Schools Facilities Planning Joint Planning Committee Meeting. He opened the floor for introductions of the committee members, staff and others present and thanked everyone for their attendance.

I. Approval of the minutes – (November 6, 2017)

T.R. Hainline, Chairman asked that the October 26th meeting summary be added to the November 6th meeting summary clarifying that the minutes from the November 6th meeting minutes were based on recommendations from staff. Could not approve Nov, 6th minutes due to lack of quorum at meeting start time.

Chairman Hanline gave a brief summary of where the Committee left off at the last meeting.

1. Discussing Concurrency.
2. ILA team meetings to draft replacement language for Section 5 of the current ILA.

II. Kristen Reed, Planning and Development Department gave a summary of the ILA team meetings for the Section 5 draft replacement language.

Key Points:

- Since November 6, the ILA working group has met 6 times
 - January 24
 - February 12, 27
 - March 13, 29
 - April 4
- Started looking at the Palm Beach county example “SCAD” (School Capacity Availability Determination)
- ILA group focused on the SCAD to figure out how it could be implemented here.
- While researching, the ILA team discovered that an old pre-concurrency version of the ILA had a review process included.
- The draft replacement language is mostly composed of the 2003 (pre-concurrency) ILA and has some relevant portions of the 2008 (post-concurrency) ILA
- Removed Section 5 and drafted the replacement language as Section 6
- Definition of sufficient permanent capacity in Section 6.3.1 - 100% of permanent fish, not including relocatables.

Q/A-Discussion on the Draft Replacement Language:

- Is Section 6 (replacement language) what is currently in place?
 - DCPS Staff answered: Capacity Calculations are currently on an individual school basis instead of a large geographic area and the Student Generation Rate is annually adjusted every October.
 - Chairman Hainline stated – it is different from concurrency because the zone being used is the attendance zone.
- What about the high school attendance?
 - There’s an issue with the boundaries overlapping, so it’s better to keep the attendance zones individually at each level. (elementary, middle, high). There will still be a dollar amount generated using this method.
- Where would they spend the money?
 - It would have to be spent at whatever school is in the attendance zone, which could result in various little pots of money.
- Where does it state what the dollar amount is?
 - It’s currently not at that level of detail....just at a reasonable recommendation
- Chairman Hainline expressed concern that a dollar amount will be provided but the policy does not detail how it will be calculated, what that amount of money will provide, or what is supposed to be done with the funds.
 - The reasoning for the fees are explained but the actual calculation of the dollar amount is vague.
- The fee is enough money that someone will scrutinize what the dollar calculation is.
- Chairman Hainline suggests that calculation be more specific and clearly spelled out in the ILA

- Boardmember Jones added: The developer needs to know what the costs are going to be and how they are calculated.
- Does discretionary mean City Council has the discretion to take the recommendation or not? That creates a problem for picking winners and losers.
- Chairman Hainline: Some people will have to pay and some will not which will create some attention
- If relocatables are not included, how many schools are over capacity?
- If there are portables, can the cafeterias handle the additional students?
- Other jurisdictions that have portables have plans to get rid of the portables fast, do we have that?
 - No, there is a problem. 25 were deleted last summer currently no plan to get rid of any this summer
- Do we just wait until enrollment drops to delete portables?
 - There is no plan to delete them, there is just a wait for enrollment decrease
- Charter students not included in the capacities
 - Hospital home bound, home school students also not included (about 4000)
- PDD Staff states: we could look at adjacent capacities but unless rezoned, they'll still go to the attendance zoned school even if there is capacity adjacency, but that is currently the way it operates without requiring an attendance zone change.
 - DCPS Staff: There is a process to do a boundary change that requires public notification, public hearing, etc. which costs \$30,000-\$40,000 to complete
 - If the developer wants to build a development and needs a boundary change, could that be a condition that the developer pay the fees for the boundary change?
- Some of the students go to a school that is out of the attendance zones, does that count in the numbers?
- OGC Staff: what is the percentage of students going to an outside/magnet school?
 - Based on 2017/2018 enrollment
 - 14% dedicated magnet, 29% non-dedicated magnet (neighborhood school with magnet component), 57% neighborhood schools in district
 - Across the board - 10% charters, 12% dedicated magnets, 26% non-dedicated magnets, 52% neighborhood schools
- Palm Beach County has Impact fees, Duval County does not , so the overall number may be larger in our SCAD because there is nothing for it to be deducted against

Chairman Hainline asked the committee if they would rather revisit the replacement language once a detailed calculation methodology has been added, or make a motion on it as it is currently written. The committee decided to revisit the replacement language at the next meeting.

III. Next Steps

- Refine the calculation for SCAD methodology.
 - Frame the draft language in the existing ILA with Section 5 removed
 - Include examples for schools over capacity at elementary, middle, and high school levels in different areas of town

- Chairman Hainline suggests encouraging Councilmember Hazouri to attend the next meeting and to get input from the Northeast Florida Builder's Association (NEFBA) to decide if they want the proposed language or something more predictable i.e. mobility fees
 - Criticism will arise in the discretionary approach if builders/developers who hire lobbyist do not have to pay and builders'/developers who are not able to hire lobbyist have to pay
- PDD Staff will reach out to councilmember Hazouri to get a good date and time he'd be able to attend the meeting

Next meeting date has been tentatively scheduled for June 20, 2018 at 1:00 p.m., providing that Councilmember Hazouri can attend.

The meeting was adjourned at 12:26 pm.