M E M O R A N D U M

Growth Management
Planning & Development
315 W. Main Street, Suite 515
Tavares, FL 32778

LAKE COUNTY
FLORIDA

www.lakegovernment.com

To: All Applicants

From: R. Wayne Bennett, Director, Planning & Development RWB

Date: October 12, 2006

Subject: School Concurrency Requirements effective September 5, 2006

PURPOSE

During the 2005 legislative session, the Florida Senate passed Senate Bill 360 which requires local governments to implement school concurrency (Chapters 9J-5.025; and 163.3177[6, 7]). Lake County was chosen and elected to participate as a Pilot Community for school concurrency implementation. The Lake County Board of County Commissioners has been working since October 2005 in partnership with the Lake County School Board and representatives from each of the 14 municipalities to draft an interlocal agreement and the necessary Comprehensive Plan updates to implement school concurrency.

On September 6, 2006, an Ordinance was issued by the Lake County Board of County Commissioners that requires that no further plats, site plans, master park plans or lot splits shall be approved which create five (5) or more new lots or dwelling units in areas where schools are overcrowded unless sufficient school capacity is available. This ordinance shall remain in effect until December 31, 2007, unless extended by the Board of County Commissioners.

PROCEDURES & REQUIREMENTS

Plats, site plans, master park plans or lot splits which create five (5) or more lots or dwelling units will not be approved until the Lake County Planning & Development staff receives written certification from the Lake County School District staff indicating that sufficient school capacity exists to provide educational services for the students who will live in the dwelling units constructed on such lots, site plans, parks or multi family parcels. Staff will continue to process preliminary plat applications; however, applicants will be required to obtain school concurrency certification prior to final plat approval. In the event that school capacity does not exist, and School District staff determine that mitigation is an option, applicants for plats, site plans, master park plans or lot splits which create five (5) or more new lots or dwelling units will be required to obtain a *Mitigation Agreement* from the School District to mitigate their impacts on the county's schools based on the alternatives cited in the *Interlocal Agreement between Lake County and Lake County School Board and Municipalities for School Facilities Planning and Siting*, as approved by the Board of County Commissioners on September 5, 2006.

All applicants shall submit a request for *School Concurrency Determination* to the Lake County School Board. The School Board, or its designee, shall review the application and either issue or deny the school concurrency certification in accordance with the standards and procedures set forth in the *Interlocal Agreement between Lake*

JENNIFER HILL *District 1* | ROBERT A. POOL *District 2* | DEBBIE STIVENDER *District 3* | CATHERINE C. HANSON *District 4* | WELTON G. CADWELL *District 5*

MEMORANDUM

LAKE COUNTY
FLORIDA

County and Lake County School Board and Municipalities for School Facilities Planning and Siting, as approved by the Board of County Commissioners on September 5, 2006.

All applications received by Lake County Planning & Development staff dated prior to September 6, 2006, shall be deemed exempt from the concurrency requirements stated herein as long as a final development order is obtained prior to September 5, 2007.

School concurrency related questions may be directed to:

Alfredo Massa, Senior Planner
Planning & Development Services
352-343-9739, x5832
amassa@lakecountyfl.com

JENNIFER HILL *District 1* | ROBERT A. POOL *District 2* | DEBBIE STIVENDER *District 3* | CATHERINE C. HANSON *District 4* | WELTON G. CADWELL *District 5*