

CITY OF BROOKSVILLE  
REGULAR CITY COUNCIL MEETING  
COUNCIL CHAMBERS  
201 HOWELL AVENUE

MINUTES

June 1, 2009

7:00 P.M.

Brooksville City Council met in regular session with Mayor Joe Bernardini, Vice Mayor Lara Bradburn and Council Members Joseph E. Johnston, III, Richard E. Lewis and David Pugh present. Also present were Thomas S. Hogan, Jr., City Attorney; T. Jennene Norman-Vacha, City Manager; Janice L. Peters, City Clerk; Mike Walker, Parks and Recreation Director; Steve Gouldman, Community Development Planner; Emory Pierce, Director of Public Works; George Turner, Police Chief and Tim Mossgrove, Fire Chief. A member of Hernando Times was present.

The meeting was called to order by Mayor Bernardini, followed by an invocation and Pledge of Allegiance.

Mayor Bernardini adjourned for the CRA Meeting at 7:05 and reconvened as the City Council Meeting at 7:15.

Attorney Hogan requested the Ordinance for Impoundment be removed from the agenda pending further research.

**Motion:**

Motion was made by Vice Mayor Bradburn and seconded by Council Member Lewis to move the item to the July 6<sup>th</sup> Meeting. Motion carried 5-0.

**REQUESTS FOR WAIVERS**

**Friends of the Children - BBQ Competition - Tom Varn Park Fee**

Consideration of waiving fees in the amount of \$475 for the Fourth Annual Brooksville Blazin' Butts-n-Brisket BBQ Competition to be held October 17, 2009.

Mike Walker, Friends of the Children Board Chairman, reviewed the event. He indicated a security deposit and insurance will be provided. Council Member Johnston pointed out that it is actually the 3<sup>rd</sup> Annual Competition. Chairman Walker added that the fees would be waived out of next year's budget.

**Motion:**

Motion was made by Vice Mayor Bradburn and seconded by Council Member Lewis for approval of the waiver of fees in the amount of \$475. Motion carried 5-0.

**JBCC Waiver of Fees for Hernando County Intergroup (Gratitude Dinner) - Alcoholics Anonymous**

Consideration of waiver of fees in the amount of \$495 associated with their annual dinner on November 7, 2009, from 5:30 until 10:30 p.m. at the JBCC.

Sydney Gula, Chairman of the Hernando County Intergroup, reviewed the event and asked for waiver of the fees associated with the event stating the necessary insurance is in place.

APPROVED BY BROOKSVILLE

CITY COUNCIL  
ON 7/6/09 INITIALS JP

## REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

### Motion:

Motion was made by Council Member Lewis and seconded by Vice Mayor Bradburn for approval of the waiver of fees in the amount of \$495. Motion carried 5-0.

## CERTIFICATES, PROCLAMATIONS AND PRESENTATIONS

### Proclamation – BDSdra Awareness Days

Presentation of a proclamation declaring June 6 & 7, 2009 as the 2<sup>nd</sup> Annual Batten Disease Awareness Days.

Mayor Bernardini read the proclamation in its entirety and presented it to Council Member Pugh, whose daughter suffers from Batten Disease.

Council Member Pugh thanked the Mayor, Council and the City Manager's office for putting together the proclamation and elaborated on the illness.

### 2009 Hurricane Season Update

Cecilia Patella, Interim Director of Emergency Management, gave an update of the upcoming hurricane season. Preseason predictions are that it will be an average hurricane season calling for twelve (12) hurricanes with three (3) severe ones. The City and the County have been working together to develop mitigation strategy plans. The County has provided assistance to the City with the continuity of operations plan that is still under development to assure both plans align and have the same goals. They have also acquired new web-based software for the Emergency Operations Center and trained some city employees, including the Fire Chief.

Vice Mayor Bradburn elaborated on the devastation of hurricanes Katrina, Camille and Andrew. She wanted to stress to everyone to be prepared for every storm that comes along and not take anything for granted.

City Manager Norman-Vacha expressed her appreciation to Ms. Patella for the update and her help preparing staff by combining resources for the best benefit of the whole community.

## CITIZEN INPUT

Mayor Bernardini asked for public input.

Richard Howell offered his condolences to Council Member Johnston on the passing of his father.

He asked for the following:

- 1) Adding a Business District on the north side of Dr. MLK Blvd. to the Community Redevelopment Agency (CRA) plan.
- 2) Information on the members of the CRA.
- 3) Copy of the Minutes of last three (3) CRA meetings.

## REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

He was informed that Council sits as board members for the CRA. City Manager Norman-Vacha asked that he speak with Steve Gouldman, Community Development Planner and discuss criteria for adding a business district.

### CONSENT AGENDA

#### Minutes

February 2, 2009      Regular Meeting

#### Sanitation & Solid Waste Vehicle

Consideration of authorization to pay for the 2009 Peterbilt Sanitation Truck out of Cash Reserves in Solid Waste Fund 409 for the not-to-exceed amount of \$195,616 as opposed to finalizing/proceeding with financing.

#### Commercial Improvement Grant Program

Ratification of acceptance of Community Redevelopment Area Commercial Property Improvement Matching Grant Program as adopted by the CRA Governing Board (Item B-2).

#### 2009 Federal Edward Byrne Memorial Justice Assistance Grant (JAG) Program Funds under the American Recovery and Reinvestment Act of 2009

Consideration of allocation of local Federal Edward Byrne Memorial JAG funding as approved by the Hernando County Substance Abuse Policy Advisory Board and authorize the Mayor to sign the attached letters for submittal to the Florida Department of Law Enforcement.

#### Award of Good Neighbor Trail & Alternate Items Bid No.: PR2009-06

Consideration to award bid per staff recommendation.

Council Member Johnston asked that Item F-6, Hartford Settlement Agreement, be pulled for separate vote as he would need to file a Conflict of Interest Form 8B. (Attachment A)

#### Motion:

Motion was made by Council Member Lewis and seconded by Vice Mayor Bradburn for approval of Items 1-5 of the consent agenda. Motion carried 5-0.

#### Hartford Settlement Agreement

Consideration of final payment of additional \$10,398.75 and authorization for City Manager to sign the proposed agreement, with appropriate budget amendment.

#### Motion:

Motion was made by Vice Mayor Bradburn and seconded by Council Member Lewis for approval of the Hartford Settlement Agreement. Motion carried 4-0, with Council Member Johnston abstaining.

### PUBLIC HEARINGS

- Entry of Proof of Publication into the Record

REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

Mayor Bernardini called for proof of publication. City Clerk Peters indicated Item G-1 was published on Friday, May 22, 2009, in the Hernando Today legal section of the Tampa Tribune and there is a copy of the affidavit for the record.

**Ordinance No. 775 – Public School Facilities Element and Capital Improvements Element-Comprehensive Plan Amendment (CPA)**

Consideration for approval of the second and final reading of Ordinance No. 775 to approve the PSFE and CIE amendments and authorization of its transmittal to the Department of Community Affairs (DCA) for compliance review.

[This is the second of two required readings, with the first reading held on 05/18/09.]

Steve Gouldman, City Planner, briefly reviewed the ordinance and recommended approval.

Vice Mayor Bradburn asked for confirmation that this was everything that was agreed upon in previous discussions and is in line with what was agreed upon by the County and the School Board. Mr. Gouldman confirmed.

**Motion:**

Motion was made by Vice Mayor Bradburn and seconded by Council Member Johnston for approval.

Mayor Bernardini asked for public input; there was none.

City Clerk Peters read Ordinance No. 775 by title, as follows:

**AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, MODIFYING CHAPTER 11, PUBLIC SCHOOL FACILITIES ELEMENT, OF THE CITY'S COMPREHENSIVE PLAN, AND MODIFYING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; SAID AMENDMENTS BEING ADOPTED PURSUANT TO PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

Motion carried 5-0 upon roll call vote, as follows:

Council Member Johnston	Aye
Council Member Pugh	Aye
Council Member Lewis	Aye
Vice Mayor Bradburn	Aye
Mayor Bernardini	Aye

**REGULAR AGENDA (*Board Sitting in its Quasi-Judicial Capacity*)**

- Entry of Proof of Publication into the Record

Mayor Bernardini called for proof of publication. City Clerk Peters indicated Item H-1 was tabled at the April 20 regular session of Council. Should Council pass the ordinance upon

## REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

this first reading the Clerk's office will move forward with a notice of public hearing on Friday, June 5<sup>th</sup> for the June 15 meeting of Council.

Mayor Bernardini read the quasi-judicial protocol into the record. Upon questioning by Mayor Bernardini, Council indicated there to be no ex-parte communication. All wishing to be sworn were done so by the City Clerk.

It was noted that Council already has Bill Geiger's credentials on file, which were accepted by consensus of Council

### **Motion:**

Motion was made by Council Member Council Member Pugh and seconded by Council Member Lewis to adopt agenda back-up materials into evidence (Attachment B). Motion carried 5-0.

Council recognized Steve Gouldman, Community Development Planner as an expert witness by consensus. Attorney Hogan stated that Mr. Gouldman's resume is on file with the City and made a part of this record (Attachment C).

### **Ordinance No. 773 - Chamizo Rezoning Request**

Consideration of request for rezoning from R-1A Single Family Residential with a Special Exception use for an educational facility to C-1 Commercial District .

**[This item was tabled at the 04/20/09 regular session of City Council.]**

Steve Gouldman, Community Development Planner, having been sworn, reviewed the rezoning request. He indicated the property is currently zoned R-1A and has a Special Exception for a Child Care Facility. The request being to rezone the property to C1 and the petitioners would like to convert this property in the future into a bicycle shop.

Council Member Pugh asked if property to the west is vacant. Planner Gouldman indicated it is. Pat Jobe, being sworn by the Clerk, indicated the minimum zoning for the duplex to the west would be R-2 and would be allowed in R-3 as well.

Vice Mayor Bradburn stated previous rezoning of a nearby property could it have been a mistake therefore not an indicator of what should occur next. Mr. Gouldman replied previous rezoning could have had circumstances that made it more compatible.

Rosa Chamizo, having been sworn, stated the primary reason for asking for the rezoning is for property value purposes, which was briefly discussed. Yet Mrs. Chamizo indicated they have no plans to sell the property. Discussion continued as to the petitioners' refusal to consider staff recommendations for PDP with a special exception use for a Daycare/Bicycle Repair Shop versus the C-1 designation. Vice Mayor Bradburn pointed out that a C-1 designation will go with the property upon sale of the property leaving it open to more intense types of commercial business. Should the petitioner alter the request, Mr. Gouldman indicated there would be a full credit of fees should the petition come back within the next twelve (12) months. However, there would be additional fees for a variance request. Mrs. Chamizo indicated the value of the property would matter should she sell it in the future or borrow money against it.

Mayor Bernardini asked for public input, there was none.

## REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

Council Member Johnston asked what category the Daycare Facility falls in under Schedule E. Planner Gouldman indicated it is under residential. Pat Jobe indicated the bicycle shop would be permitted under domestic and business repair establishments. Council Member Johnston stated there are two (2) professional offices, a residential/industrial-looking home on R-1C: a duplex currently zoned R-1A, with C-1 and C-2 zoning going towards Broad Street. This area on the future land use is designated commercial. His concern is that the parcel is in its best use as a C-1 zoning.

Council Member Pugh indicated he does not have a problem with the C-1 rezoning since it is designated commercial on the future land use map.

Vice Mayor Bradburn again expressed that just because a rezoning mistake was made across the street to increase intensity does not dictate what happens on adjacent properties. She does recognize that there are limitations in the existing code. She indicated that value would only come into play upon resale of the property and would create a more intense use against the residential properties in that area.

Council Member Johnston agreed with Vice Mayor Bradburn in that the property across the street should have been zoned C-1 with a special exception instead of C-2.

### Motion:

Motion was made by Council Member Pugh and seconded by Council Member Johnston for approval because he feels it is consistent with the surrounding land use and the Future Land Use Map that was set forth.

Mayor Bernardini read Ordinance No. 773 by title, as follows:

**AN ORDINANCE REZONING CERTAIN PROPERTY FROM R-1A (SINGLE FAMILY RESIDENTIAL) TO C-1 (PEDESTRIAN HIGHWAY COMMERCIAL) FOR THAT CERTAIN REAL PROPERTY DESCRIBED HEREIN; AND PROVIDING AN EFFECTIVE DATE.**

Motion failed 3-2 upon roll call vote, as follows:

Council Member Pugh	Aye
Council Member Lewis	Nay
Council Member Johnston	Aye
Vice Mayor Bradburn	Nay
Mayor Bernardini	Nay

Mayor Bernardini indicated he voted against the petition because P-1 or lower intensity is more appropriate with being in such close proximity to residential.

Vice Mayor Bradburn indicated she voted against the petition because she felt the use was not compatible with the surrounding properties.

Council Member Pugh indicated transitional properties do not have to be a planned development since C-1 and professional offices are currently surrounding it with C-2 across

## REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

the street.

### REGULAR AGENDA (*Board Sitting in its Legislative Capacity*)

#### Ordinance No. 774 – Impoundment

Consideration of ordinance addressing junked and abandoned vehicles and setting forth procedural requirements for impoundment of vehicles used in conjunction with certain crimes and in violation of certain parking statutes and code violations.

[This item was tabled at the 05/18/09 regular session of City Council.]

This item was removed to the July 6, 2009 meeting.

#### Personnel Policy Amendments

Consideration of updates to the Personnel Policy.

##### a) Section 7.03 Travel Allowances

City Attorney Rey reviewed the proposed policy changes, noting that all personnel policies approved will apply to all employees except those in collective bargaining units, which are currently in negotiations.

Mayor Bernardini stated he did not agree with the definition of immediate vicinity as within sixty (60) miles, in Item B-5, but would rather it state “immediate vicinity” to be within the City limits.

Council Member Lewis indicated he would rather it state “within Hernando County”.

Vice Mayor Pugh stated he prefers “within Hernando County” because it is boundary definite, but if an employee is going for training on city cost to benefit their professional position then they should pay for their own meals. City Manager Norman-Vacha indicated it would also be inclusive if you had a meeting with another agency.

#### Motion:

Motion was made by Council Member Lewis and seconded by Vice Mayor Bradburn for approval with immediate vicinity defined as “Hernando County”. Motion carried 5-0

##### b) Section 1.07 Conduct Standards

Council Member Johnston requested all references of “not fail to” be changed to “will notify”.

Mayor Bernardini asked for clarification of the definition of #38; “Employees will not perform in a manner which in the City’s opinion does not meet the requirements of the position”. City Manager Norman-Vacha explained that it is when someone is not performing to the performance standards that you expect for the position of the job, such as conduct that is inappropriate, not performing at the standard that is required for the position or performing outside authority, bordering on insubordination. Mayor Bernardini indicated he is not in favor of this section.

## REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

### Motion:

Motion was made by Vice Mayor Bradburn and seconded by Council Member Johnston for approval with grammatical changes as indicated by Johnston. Motion carried 5-0.

### c) Section 1.08 Conflict of Interest

City Attorney Rey indicated this replaces Section 1.08 Receiving Gifts and Section 1.13 - Selling to and Purchasing from or through the City. It deals with both appearances of conflict of interest as well as conflict of interest. It also addresses outside employment when an employee of the City has secondary employment outside their job with the City. Staff recommendation is to approve the policy as proposed.

Mayor Bernardini asked for an explanation of an “emergency situation” as referenced in F-3 on page 3. City Attorney Rey explained if an employee has an emergency service position and is not available after hours for an emergency due to a secondary job this would provide a means to get in contact with the employee.

Council Member Lewis did not agree that someone who is not an “on-call” employee should have to submit for approval a written request for outside employment. Attorney Rey explained that a regular employee’s hours are subject to change should they be required to work late or have to come in outside their regular schedule.

Vice Mayor Bradburn said when she worked for Tampa Tribune/4 today her secondary job with the Associated Press had to be approved because of competing of services or conflict of interest. There may be similar conflicts with City employees.

Council Member Lewis feels asking for approval of a secondary job is a violation of a person’s right.

Vice Mayor Bradburn indicated Spring Hill Fire employees now need approval for a secondary job because they were using sick and vacation time for the other job and this increased absenteeism. Council Member Lewis stated using leave for that purpose would be grounds for dismissal.

Council Member Johnston suggested changing “approval” to advising the City of outside employment and placing it in their personnel file. Council consensus was to amend as noted.

City Manager Norman-Vacha stated that if it becomes a problem or issue, impeding the employee’s performance, or if they are unable to be available as needed there are other remedies to address that from a management standpoint. The reason for approval would be from a safety issue since sufficient sleep is critical in certain safety position jobs. Council Member Pugh stated concern of a liability issue should an employee cause a destructive action due to being tired on the job. Council Member Johnston indicated there are other areas in the policy that allow management to address those issues. City Manager Norman-Vacha stated approval is also to avoid a secondary job that did not reflect well on the City.

City Attorney Rey recommended adding “approval will not be unreasonably withheld”. She explained policies are put in place to apply to an organization in general, accommodating all types of positions.

## REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

Council Member Lewis asked if the City has the legal right to tell an employee that they cannot work a second job. He agrees with it being a job that does not shed bad light or discredits the employee or the City in any way. Attorney Rey replied that employment within the State of Florida is termed “at will” which means the employee’s employment is with the City and there does not have to be cause to terminate an employee. If the secondary job has a conflict of interest with the City’s employment or creates a safety hazard in their ability to perform the City job, it would be within the City’s right to deny authorization. The employee would be given a choice of employment with the City or outside employment. Should the employee choose outside employment, there is the disciplinary action process. Attorney Hogan stated Council has a primary responsibility as a policy maker to operate the business of the City.

### Motion:

Motion was made by Vice Mayor Bradburn and seconded by Council Member Johnston for approval as amended in F-3 “written request” is hereby replaced with “written information”. Motion carried 5-0.

### d) Section 1.15 Dress and Appearance

City Attorney Rey indicated this is a new section that sets a basic comprehensive perspective on dress and appearance standards for the City. It also provides flexibility for uniformed employees.

Council Member Johnston recommended under Section III, Item B2, it read “Hair must be worn in a manner appropriate to the job function”. City Manager Norman-Vacha explained that this is there for safety reasons should long hair get caught in machinery and for personal appearance. She will change the verbiage as indicated. Council Member Pugh agreed.

Mayor Bernardini stated his concern should someone be allergic to deodorant and cannot use it as well as dictating what an employee can and cannot wear such as workout attire and observable lack of undergarments. Attorney Rey stated in her professional experience inappropriate undergarments has and does occur frequently in both genders to where it creates a distraction for the public and other employees and would be handled through the disciplinary and grievance process.

The requirements of Item III B10, pertaining to unacceptable attire, was discussed.

### Motion:

Motion was made by Council Member Johnston and seconded by Vice Mayor Bradburn for approval with changes to B2. Motion carried 4-1 with Mayor Bernardini voting in opposition.

### e) Section 6.07 Administrative or Investigatory Leave

City Attorney Rey indicated this is an additional type of leave under the Leave of Absence section to be placed in Section 6. This sets forth the parameters that if an inquiry or investigation regarding a critical incident, a citizen complaint or a complaint of harassment, the City can place an employee on leave with pay while the investigation is occurring. Right now it is the practice to do so and this encapsulates it into a formal policy.

## REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

Mayor Bernardini asked what happens if the City Manager is being investigated. Attorney Rey replied these policies are designed for management to use to address internal operations with employees and personnel. This policy does not address how Council would choose to address issues with the City Manager.

### Motion:

Motion was made by Vice Mayor Bradburn and seconded by Council Member Johnston for approval. Motion carried 5-0.

### CITIZEN INPUT

Mayor Bernardini asked for citizen input.

#### Victor Taglia

He is one of the owner's of Sunwest Mine and provided lime rock to BRW for underlayment for the paving for the parking lot at the old hospital last fall. He has yet to be paid and encouraged the City to require proof of payment from BRW before they are paid by the City. Attorney Hogan stated his firm represents Sunwest and that there is no conflict. Vice Mayor Bradburn asked if that is the same company that bid on the trail. Attorney Hogan replied BRW was selected for one of the paving projects under the Consent Agenda item #5. City Clerk Peters stated BRW was selected for the Natelle Avenue Waterline Improvement project. Director Pierce stated BRW is the lowest bid for the Good Neighbor Trail but we always require 100 percent of bid amount payment performance bonds to protect the City and to guarantee payment to suppliers. Releases of Lien are also required before the release of final retainage.

### ITEMS BY COUNCIL

#### David Pugh, Jr., Council Member

##### Award of Good Neighbor Trail Bid

He asked can staff members be used to construct the gazebo. Director Pierce indicated the necessary man hours are not available.

##### Condolences to Johnston family

He gave his condolences to the Johnston family and appreciates that Mr. Johnston represented Brooksville very well in many facets.

##### Brooksville Housing Authority

He thanked Brooksville Housing Authority members for their work as nothing bad has come out of there in a while.

#### Joe Johnston, Council Member

##### Thanks from the Johnston Family

He expressed thanks on his family's behalf for the support from the City.

##### Street barriers on Liberty and May Streets

DOT installed the street barriers but they may want to add a section to the east since he witnessed a car being able to turn left onto Liberty Street.

## REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

### Manhole issue

He asked for the status on the DOT manhole issue on Brooksville Avenue and Jefferson Street. City Manager Norman-Vacha replied there has not yet been a response. Council Member Johnston asked that there be a barricade placed on top of it. Director Pierce replied that could get the City involved in a lawsuit as did the trip and fall incident when the City painted the curb. He stated one of his staff had a conversation with DOT about the odd pedestrian issues and DOT stated they would be going back to the professional engineer.

### Lara Bradburn, Vice Mayor

#### MPO meeting

Having chaired the MPO meeting this past week, she advised that there are a number of issues coming up on the June 24<sup>th</sup> workshop pertaining to transportation. New policies and strategies will be set and she will get information to Council before the workshop. There will also be another workshop in September and will keep Council up to date.

#### Hurricane Expo

She attended the expo which was well attended and the message was clear “Be Prepared”.

### Thomas S. Hogan, Jr., City Attorney

#### Fair Association – Tractor Trailer Storage & Repair Lease

He asked for direction from Council. He attended a meeting with the Mayor and the Fair Association’s attorneys with regard to land use. They want to establish a tractor trailer storage and equipment repair business by leasing the property to an organization called NAME. He asked the attorneys to provide statutory basis for allowing this type of business in an Agricultural zoning. Mr. Foster provided Florida Statute 616.09, which states that the Fair Association shall be recognized by the State as equal and dignity to the Florida State Fair being fully recognized as the Florida State Fair with all the same authority. Florida State Fair is granted broad powers of authority under Florida Statute 616.256 to make and enter into all contracts or agreements as the authority may determine necessary or incidental to the performance of its duties or the execution of its powers under that part of the Statute. In addition, Florida Statute 616.08 sets forth additional powers that local fair associations have to generally do and perform and carry out all matters, acts or business usual and proper in connection with fairs and expositions. Usual and proper is not defined in the Statutes. Council could legally say that the fair is denied authority to enter into this contract to perform heavy equipment maintenance at the fairgrounds because the property is zoned agricultural and they have not received the proper variances that would be required to perform those types of activities on agricultural property. He suggested to agenda this item for the next Council meeting of June 15<sup>th</sup> to discuss it fully and to give him policy guidance to develop a legal stance to defend that policy on which direction Council may choose.

Council Member Lewis requested Attorney Hogan include the State Statute on the right to farm. Attorney Hogan will provide that information and suggested Mr. Geiger be present for his expert opinion. City Manager Norman-Vacha indicated the Fair Association should also be present and would be notified. Vice Mayor Bradburn advised Council has always been in support of the fair and will continue to do so. Mayor Bernardini feels there has been miscommunication but the City has always been open to issues of the fair.

## REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

Council Member Lewis asked for an update on the money Progress Energy owes the City as there is a statute of limitations. City Attorney Rey indicated an auditor is being sought and the issue may go to litigation.

### T. Jennene Norman-Vacha, City Manager

#### City of Brooksville Employee Picnic

She reminded everyone that the picnic is this Saturday at Tom Varn Park beginning at 10:00 a.m.

### Joe Bernardini, Mayor

#### Red Light Cameras

He indicated there is a perception that the camera is capturing a violation when the light flashes. Chief Turner explained that no one gets a ticket if they did not go through the light on red, even if the light flashes. There are a couple reasons the light flashes when there is no violation. Majority of the time it is when the system is rebooting as it goes through self-checks routinely. Sometimes the engineers in Arizona check timing of the video and flash and will reboot the system manually. All video is recorded and reviewed by ATS. Council Member Lewis would like an update on how many incidents and justifiable tickets there have been after six (6) months in the program. City Manager Norman-Vacha expects some preliminary results prior to the six (6) months during the budget process.

Mayor Bernardini asked if all the intersections have been completed. Chief Turner replied the first three (3) are complete; U.S. 41 and Martin Luther King, Ponce De Leon and Jefferson, and Wiscon and U.S. 41. The next two (2) cameras will be complete by June 15<sup>th</sup>. The fourth (4<sup>th</sup>) camera is going to be on the Hess property and the fifth (5<sup>th</sup>) camera is still under negotiations with properties for location.

Council Member Johnston advised that the sign in front of Dairy Queen is hard to see and is almost behind a tree. Chief Turner stated he was not aware and will look at it tomorrow. Vice Mayor Bradburn stated she did not want more signage to clutter aesthetics. Council Member Johnston asked if the signs could be moved elsewhere or have a flashing light on the top to be more visible. Chief Turner indicated the signs cannot be placed in state right of way or private property without permission.

Mayor Bernardini recommended updating the utility bills with information on the intersections that are operable. Chief Turner indicated it is on the City's website with dates. There will be a thirty (30) day warning period on each one of the next two (2) cameras. City Manager Norman-Vacha indicated there was a flyer for the first camera so that is was very visible to the residents. She will update the water bill as requested by Council.

#### MLK property

He indicated increasing the size of the red hearing notification sign at the daycare center.

#### Variance Request – MLK property – daycare center

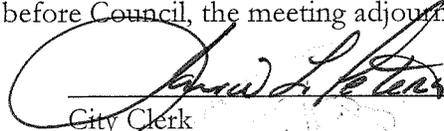
Mayor Bernardini recommended increasing the size of the bright red petition sign that is placed on properties. He also recommended that when letters go out to adjoining property owners for a variance hearing that the possible businesses under that zoning designation be

REGULAR COUNCIL MEETING MINUTES – JUNE 1, 2009

included. Vice Mayor Bradburn suggested the use of polypropylene signs. City Manager Norman-Vacha indicated staff is using the current signs until they are depleted and will come up with a better sign. Council concurred.

ADJOURNMENT

There being no further business to bring before Council, the meeting adjourned at 9:35 p.m.

  
\_\_\_\_\_  
City Clerk

Attest:   
\_\_\_\_\_  
Mayor



# FORM 8A MEMORANDUM OF VOTING CONFLICT FOR STATE OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <b>Johnston, Joseph E. III</b>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>Brooksville City Council</b>
MAILING ADDRESS <b>PO Box 63</b>	NAME OF STATE AGENCY
CITY COUNTY <b>Brooksville Hernando</b>	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE
DATE ON WHICH VOTE OCCURRED <b>6/1/09</b>	

### WHO MUST FILE FORM 8A

This form is for use by any person serving at the State level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

### INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

**ELECTED OFFICERS:**

As a person holding elective state office, you may vote on a measure which inures to your special private gain or loss; to the special gain or loss of a principal by whom you are retained (including the parent organization or subsidiary of a corporate principal by which you are retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. However, if you vote on such a measure you must complete this form and file the form within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes.

For purposes of this law, a "relative" includes only your father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with you as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

**APPOINTED OFFICERS:**

As a person holding appointive state office, you may vote on a measure which inures to your special private gain or loss; to the special gain or loss of a principal by whom you are retained (including the parent organization or subsidiary of a corporate principal by which you are retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. However, you must disclose the nature of the conflict before voting or before making any attempt to influence the decision by oral or written communication, whether made by you or at your direction.

For purposes of this law, a "relative" includes only your father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with you as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

**IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION OR VOTE AT THE MEETING:**

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF STATE OFFICER'S INTEREST**

I, Joseph E. Johnston III, hereby disclose that on June 1, 2009:

(a) A measure came or will come before my agency which (check one)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, \_\_\_\_\_;
- inured to the special gain or loss of my relative, Darryl W. Johnston (brother);
- inured to the special gain or loss of \_\_\_\_\_, by whom I am retained; or
- inured to the special gain or loss of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

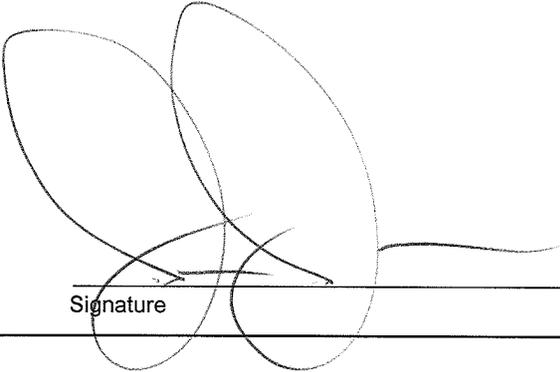
(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

Agenda Item F-6. Hartford Settlement Agreement

Darryl W. Johnston (brother) is attorney for the Defendant. I own a 1/3 interest in the corporation which rents space to the law firm which represents the Defendant.

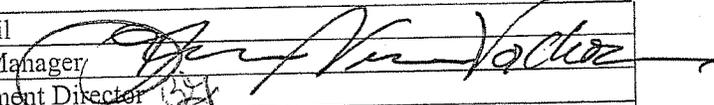
6/2/09

Date Filed

Signature 

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

AGENDA ITEM NO. 6-1  
6/1/09**MEMORANDUM**

<b>To:</b>	Honorable Mayor and City Council
<b>Via:</b>	T. Jennene Norman-Vacha, City Manager 
<b>Via:</b>	Bill Geiger, Community Development Director 
<b>From:</b>	Steven E. Gouldman, AICP, Planner 
<b>Subject:</b>	CPA 2009-L1, Remedial Public School Facilities Element and Capital Improvements Element Comprehensive Plan Amendment
<b>Date:</b>	June 1, 2009

**GENERAL INFORMATION**

The purpose of this memorandum is to allow for review, comment and adoption of amendments to the City of Brooksville's Comprehensive Plan Public School Facilities Element (PSFE) and Capital Improvements Element (CIE).

On February 4, 2008, the City Council adopted Comprehensive Plan Amendment CPA 2007-L1 (Ordinance No. 752) establishing a Public School Facilities Element in the Plan. The PSFE was subsequently transmitted to the Department of Community Affairs (DCA) for review and a determination of compliance. Following their review, DCA informed the City that the Department found the element not in compliance. Since the Department's determination was issued, the City has worked with the School District and the County to respond to issues that the DCA had with the new Public School Facilities Element. A description of DCA's objections and the City's proposed remedial actions is attached.

As a result of the School District's cooperation, as well as that of Hernando County and the Department of Community Affairs, the City Council has adopted a Stipulated Settlement Agreement and a restated and amended Interlocal Agreement designed to obtain a finding of compliance by DCA. The attached Comprehensive Plan Amendments are required by the Stipulated Settlement Agreement and the Interlocal Agreement and have been previously adopted by the City Council as part of the EAR-based Comprehensive Plan amendment. Minor modifications have been incorporated into the PSFE and CIE to reflect compliance with the adopted Stipulated Settlement Agreement.

**BUDGET IMPACT**

City staff prepared the responses to the Department of Community Affairs' objections.

**LEGAL STATEMENT**

The Public School Facilities Element and related text within the Capital Improvements Element are State-mandated components of the Comprehensive Plan that the City is legally obligated to adopt.

**PLANNING & ZONING COMMISSION RECOMMENDATION**

At their meeting on September 12, 2007, the Planning & Zoning Commission reviewed and considered the proposed draft Comprehensive Plan Amendment CPA 2007-L1, Public School Facilities Element (and additional text amendments), accepted public comment, and concurred with the staff to recommend to the Local Planning Agency (LPA) and the City Council that the proposed amendments to the City's adopted Comprehensive Plan be transmitted to the Florida Department of Community Affairs and the associated review agencies with review requested.

*Page 2*

*Remedial Public School Facilities Element and  
Capital Improvements Element Amendment  
June 1, 2009*

**CITY COUNCIL ACTION**

On May 18, 2009, the City Council approved the first reading of Ordinance No. 775 to amend the City of Brooksville Comprehensive Plan's Public School Facilities and Capital Improvement Elements and authorized the public hearing for the second and final reading of Ordinance No. 775 to be advertised for June 1, 2009 at 7:00 p.m. It is recommended that City Council approve Ordinance No. 775 and authorize transmittal of the Comprehensive Plan amendments to the Department of Community Affairs.

**Enclosures:**

Ordinance No. 775  
DCA Transmittal Letter  
DCA Findings  
Remedial Actions Narrative  
Exhibit 1: School District Five-Year Work Plan  
Exhibit 2: General Population Estimates  
Exhibit 3: Student Population by CSA  
Capital Improvements Element  
Public School Facilities Element  
Concurrency Service Area Maps

ORDINANCE NO. 775

AN ORDINANCE OF THE CITY OF BROOKSVILLE, FLORIDA, MODIFYING CHAPTER 11, PUBLIC SCHOOL FACILITIES ELEMENT, OF THE CITY'S COMPREHENSIVE PLAN, AND MODIFYING THE CAPITAL IMPROVEMENTS ELEMENT OF THE COMPREHENSIVE PLAN; SAID AMENDMENTS BEING ADOPTED PURSUANT TO PROCEDURES ESTABLISHED IN SECTIONS 163.3161 THROUGH 163.3215, FLORIDA STATUTES; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Section 166.021, Florida Statutes, empowers the City Council of the City of Brooksville, Florida, hereinafter referred to as the City Council, to prepare, adopt, implement and amend city ordinances; and

WHEREAS, Sections 163.3161 through 163.3215, Florida Statutes, The Local Government Comprehensive Planning and Land Development Regulation Act, empowers and requires the City Council to prepare, adopt, implement and amend a Comprehensive Plan by ordinance; and

WHEREAS, During the 2005 Legislative Session, the Florida Legislature adopted SB 360, which in part, requires all local governments in Florida to create and implement a school concurrency system when residential developments are considered;

WHEREAS, the City of Brooksville is required by legislation to adopt a Public School Facilities Element by January 1, 2008; and

WHEREAS, following adoption of a Public School Facilities Element via Ordinance Number 752, the Florida Department of Community Affairs issued a finding of noncompliance with Chapter 163 of the Florida Statutes; and

WHEREAS, the City entered into a Stipulated Settlement Agreement with the Department of Community Affairs which requires the amendments to the Comprehensive Plan as described herein; and

WHEREAS, application CPA 2009-L1, to amend the Capital Improvements and Public School Facilities Elements of the City's Comprehensive Plan, have been filed with the City; and

WHEREAS, the City Council of the City of Brooksville, Florida, has been designated as the Local Planning Agency of the City of Brooksville, Florida, hereinafter referred to as the Local Planning Agency; and

WHEREAS, pursuant to Section 163.3174, Florida Statutes, the City Council, serving also as the Local Planning Agency, held the required public hearing, with public notice having been provided, on said application for amendments, as described herein, to the text of the City's Comprehensive Plan, and at said public hearing, the City Council, serving also as the Local Planning Agency, reviewed and considered all comments received during said public hearing concerning said applications for amendments, as described herein, to the text of

the City's Comprehensive Plan, and endorsed the approval of said application for amendments, as described below, to the City's Comprehensive Plan; and

**WHEREAS**, the City Council did on May 16, 2009, hold the required public hearing, with public notice having been provided, under the provisions of the large scale development amendment procedures established in Sections 163.3161 through 163.3215, Florida Statutes, on said application for amendments, as described herein, to the text of the City's Comprehensive Plan, and at said public hearing, the City Council (serving as the Local Planning Agency) reviewed and considered all comments received during the public hearing, including recommendations of the City's Planning and Zoning Commission, and the Comprehensive Plan Amendments Reports concerning said application for amendments, as described herein, to the text of the City's Comprehensive Plan; and

**WHEREAS**, the City Council determined and found said application for amendments, as described herein, to the text of the City's Comprehensive Plan to be consistent with other affected elements of the City's Comprehensive Plan and Land Development Regulations; and

**WHEREAS**, the City Council determined and found that approval of said application for amendments, as described below, to the text of the City's Comprehensive Plan, would promote the public health, safety, morals, order, comfort, appearance, prosperity, or general welfare of the community;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BROOKSVILLE, FLORIDA, AS FOLLOWS:**

**Section 1:** The following amendments to the City of Brooksville Comprehensive Plan are hereby approved:

- a. Chapter Eight, Capital Improvements Element, is hereby approved as written (with changes noted using strikethrough/underline format) and attached to this Ordinance as Exhibit "A."
- b. Chapter Eleven, Public School Facilities Element, is hereby approved as written (with changes noted using strikethrough/underline format) and attached to this Ordinance as Exhibit "B."

**Section 2. Purpose and Intent.** This Ordinance is enacted to carry out the purpose and intent of and to exercise the authority set out in the Local Government Comprehensive Planning and Land Development Regulations Act, Sections 163.3161 through 163.3215, Florida Statutes and Chapter 97-351 Laws of Florida, as amended.

**Section 3. Adoption of Amendments to Comprehensive Plan.** Proposed amendments to select portions of the City of Brooksville's Comprehensive Plan (Capital Improvements and Public School Facilities Elements), as referenced in their respective attached Exhibits "A" and "B," are hereby adopted by the City of Brooksville.

Section 4. Severability. If any provision, word, sentence, or paragraph of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions, words, sentences, paragraphs and portions of this Ordinance shall remain in full force and effect.

Section 5. Conflict. All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 6. Effective Date. The effective date of this plan amendment shall be the date a final order is issued by the Florida Department of Community Affairs finding this plan amendment to be in compliance in accordance with Section 163.3184, Florida Statutes; or the date a final order is issued by the Florida Administration Commission finding the amendment in compliance in accordance with Chapter 163.3184, Florida Statutes. Further, the Department's notice of intent to find a plan amendment in compliance shall be deemed to be a final order if no timely petition challenging the amendment is filed. Any affected person may file a petition with the agency within twenty-one (21) days after the publication of the notice pursuant to Chapter 163.3184(9), Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the Florida Department of Community Affairs, Division of Community Planning, Bureau of Local Planning, Plan Processing Team, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

CITY OF BROOKSVILLE

Attest: \_\_\_\_\_  
Janice L. Peters  
City Clerk, CMC

By: \_\_\_\_\_  
Joe Bernardini, Mayor

PASSED on First Reading \_\_\_\_\_  
NOTICE Published on \_\_\_\_\_  
PASSED on Second & Final Reading \_\_\_\_\_

Approved as to form and content  
for the reliance of the City of  
Brooksville only:

VOTE OF COUNCIL:  
Bernardini \_\_\_\_\_  
Bradburn \_\_\_\_\_  
Johnston \_\_\_\_\_  
Lewis \_\_\_\_\_  
Pugh \_\_\_\_\_

\_\_\_\_\_  
Thomas S. Hogan, Jr., City Attorney

Exhibit "A"

Chapter Eight  
Capital Improvements Element  
Proposed Goals, Objectives and Policies

CITY OF BROOKSVILLE  
COMPREHENSIVE PLAN

**CHAPTER 8**  
**CAPITAL IMPROVEMENTS**

**Goal:** The City shall provide public facilities at an adopted level of service that shall be met for all existing and future development, through the financial commitment of a Capital Improvements Element, a Capital Improvements Program and a development process that permits development in consistent with the city's ability to finance and complete needed public facilities. [9J-5.016(3)(a)]

**Timing, Concurrency Priority**

**Objective 1:** Land use decisions (including Future Land Use Map amendments and all development orders) shall be coordinated with the city's financial commitment to expand facilities as stated in the Five-Year Schedule of Capital Improvements and Five-Year Capital Improvements Program, for the purposes of providing facilities that serve existing and future development at the adopted level of service standards. [9J-5.016(3)(b)3], [9J-5.016(4)(b)1]

**Policy 1-1:** Land use development orders shall be granted only when facilities functioning at the adopted level of service exist, or will be available, concurrent with occupancy or use of such developed land with respect to sewer, water and drainage, and within three years for recreation and transportation. [9J-5.016(3)(b)1]

**Policy 1-2:** The City shall adopt an adequate facilities ordinance to ensure that, at the time a development permit is issued, adequate facility capacity is available or will be available when needed to serve the development. [9J-5.016(3)(b)1] [9J-5.016(3)(c)6]

**Policy 1-3:** The City shall require all public and private capital facilities to operate and provide service at the level of service adopted in this Comprehensive Plan for existing, previously issued development orders and future permitted development. [9J-5.016(3)(c)5] [9J-5.016(3)(c)6]

**Policy 1-4:** The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements. The Five-Year Schedule of Capital Improvements shall be reviewed, updated and adopted annually, thus ensuring the inclusion of those projects necessary to address existing deficiencies, and to meet future needs based upon the adopted level of service standards. The annual update to the Five-Year Schedule of Capital Improvements shall ensure the capital improvements program continues to be financially feasible and the level of service standards will continue to be achieved and maintained.

**Policy 1-5:** The following levels of service are hereby adopted and shall be maintained for existing and previously permitted development and for new development and redevelopment in the City and the city's utility service areas: [9J-5.016(3)(c)4]

<u>FACILITY</u>	<u>STANDARD</u>
<i>Traffic Circulation</i>	
Principal Arterials (state)	LOS C at peak hour, or as otherwise noted in this document
Principal Arterials (other)	LOS D at peak hour
Minor Arterials	LOS D at peak hour
Local Collectors	LOS D at peak hour
<i>Recreation and Open Space</i>	
Picnic Table	20 per 6,000 persons
Swimming Pool	1 per 10,000 persons
Baseball Field (regulation)	1 per 6,000 persons
Tennis Court	1 per 2,000 persons
Basketball Court	1 per 5,000 persons
Volleyball Court	1 per 5,000 persons
Recreational Building	1 per 15,000 persons
Outdoor Theater	1 per 20,000 persons
Shooting Range	1 per 50,000 persons
Golf Course	1 per 25,000 persons
Equipped Play Area	1 per 3,000 persons
Multi-Use Court	1 per 10,000 persons
Shuffleboard	1 per 6,000 persons
Handball Court	1 per 10,000 persons
Horseshoe Court	1 per 5,000 persons
Multi-Sport Play Field	1 per 5,000 persons
<i>Sanitary Sewer</i>	
Cobb Road Service Area	100 gallons per capita per day
<i>Solid Waste</i>	
Citywide	6.2 pounds per capita per day
<i>Drainage</i>	
Citywide	Equivalent to and no less than SWFWMD's regulations for closed basins, as provided in 40D-4 and 40D-40, F.A.C.
<i>Potable Water</i>	
Citywide	110 gallons per capita per day
<i>Public Schools</i>	
Elementary	100% of permanent Florida Inventory of School Houses (FISH) Capacity for Permanent Student

FACILITY	STANDARD
	Stations and 100% of Permanent FISH Capacity for Core Facilities (whichever is the greater number will be used for calculating student capacities for LOS).
<u>Middle</u>	100% of permanent FISH Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities (whichever is the greater number will be used for calculating student capacities for LOS).
<u>High</u>	100% of permanent FISH Capacity for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities (whichever is the greater number will be used for calculating student capacities for LOS).
<u>Magnet</u>	Magnet schools will maintain the level of service standard for the type of school for which it is constructed, whether an elementary, middle or high school.

FACILITY

STANDARD

Traffic Circulation:

- i. Principal Arterials (State) FDOT to set standard Level of Service C at peak hour; or as otherwise noted in this document
- ii. Principal Arterials (other) Level of Service D at peak hour
- iii. Minor Arterials Level of Service D at peak hour
- iv. Local Collectors Level of Service D at peak hour

b.) Recreation and Open Space:

- i. Picnic Table 20 per 6,000 persons
- ii. Swimming Pool 1 per 10,000 persons
- iii. Baseball Field (Regulation) 1 per 6,000 persons
- iv. Tennis Court 1 per 2,000 persons
- v. Basketball Court 1 per 5,000 persons
- vi. Volleyball Court 1 per 5,000 persons
- vii. Recreational Building 1 per 15,000 persons
- viii. Outdoor Theater 1 per 20,000 persons
- ix. Shooting Range 1 per 50,000 persons
- x. Golf Course 1 per 25,000 persons

City of Brooksville

Goals, Objectives and Policies

- ~~xi. Equipped Play Area 1 per 3,000 persons~~
- ~~xii. Multi-use Court 1 per 10,000 persons~~
- ~~xiii. Shuffleboard 1 per 6,000 persons~~
- ~~xiv. Handball Court 1 per 10,000 persons~~
- ~~xv. Horseshoe Court 1 per 5,000 persons~~
- ~~xvi. Multi-sport Play field 1 per 5,000 persons~~

~~c.) Sanitary Sewer:  
Cobb Road Service Area 100 gallons per capita per day~~

~~d.) Solid Waste:  
City wide 6.2 pounds per capita per day~~

~~e.) Drainage:  
City wide Equivalent to and no less than the regulations of the Southwest Florida Water Management District for closed basins, as provided for in the Florida Administrative Codes 40D-4 and 40D-40 as effective on March 1, 1988.~~

FACILITY

STANDARD

~~f.) Potable Water:  
City wide 110 gallons per capita per day~~

~~g.) Public Schools: The LOS standards to implement school concurrency shall be calculated as a percentage of Florida Inventory of School Houses ("FISH") as follows:~~

- ~~i. Elementary: 100% of permanent FISH Capacity for permanent student stations or permanent FISH Capacity for based on the #Core Facilities of the particular elementary school. Whichever is the greater number will be used for calculating student capacities for Level of Service determinations.~~
- ~~ii. Middle: 100% of permanent FISH Capacity for permanent student stations or permanent FISH Capacity for based on the #Core Facilities of the particular middle school. Whichever is the greater number will be used for calculating student capacities for Level of Service determinations.~~
- ~~iii. High: 100% of permanent FISH Capacity for permanent student stations or permanent FISH Capacity for based on the #Core Facilities of the particular high school. Whichever is the greater number will be used for calculating student capacities for Level of Service determinations.~~
- ~~iv. K-8: 100% of permanent FISH Capacity based on the Core Facilities of the particular middle (K-8) school [Note: The Florida Department of Education presently treats a K-8 school as a middle school for purposes of FISH]~~

~~\* For the purpose of determining Level of Service, CORE FACILITIES are identified as Cafeteria Permanent Capacity for 100% of the FISH Capacity for the Core Facilities, based on a particular school type.~~

~~[9J-5.016(3)(c)(4)]~~

**Policy 1-56:** Proposed capital improvement projects shall be evaluated and ranked in order of priority according to the following guidelines: [9J-5.016(3)(c)1]

- a. Whether the project is needed to protect the public health and safety, to fulfill the city's legal commitment to provide facilities and services or to preserve or achieve full use of existing facilities [9J-5.016(3)(c)1.a]
- b. Whether the project increases efficiency of use of existing facilities, prevents or reduces future improvement cost, provides service to developed areas lacking full service, or promotes infill development; and, [9J-5.016(3)(c)1.b]
- c. Whether the project represents a logical extension of facilities and service from the City to the urban fringe, or is compatible with the plans of the state agencies or the Southwest Florida Water Management District—[9J-5.016(3)(c)1.g]
- d. The City shall work to avoid capacity deficits while minimizing adverse impact to the local budget when implementing a financially feasible plan of capital improvements. [9J-5.016(3)(c)1.c] [9J-5.016(3)(c)1.f]
- e. Determination of future capital improvement needs shall be based on anticipated future growth or redevelopment patterns and whether a particular improvement advances the goals, policies and objectives of the Comprehensive Plan. [9J-5.016(3)(c)1.b] [9J-5.016(3)(c)1.d] [9J-5.016(3)(c)1.e] [9J-5.016(3)(c)9]
- f. Formulation of the city's Five-Year Schedule of Capital Improvements shall account for where other local governments, state agencies, and water management district improvement plans may fund an improvement that impacts municipal LOS.

**Policy 1-67:** The City shall include in its land development regulations a program for land dedication, or payment-in-lieu-of dedication or some other form of exaction, as a requirement of land subdivision or land development for the purpose of retaining easements for utility and traffic circulation systems and for meeting all adopted levels of service. [9J-5.016(3)(c)1.b], [9J-5.016(3)(b)5]

**Policy 1-78:** As needed, the City will pursue specific financing strategies such as special assessments to ensure that developments approved by previously issued development orders bear a proportionate cost of public services and improvements from which they derive benefit, so that facility and infrastructure needs do not exceed the ability of the City to fund needed capital improvements and to ensure private funding of improvements that deliver private benefits. [9J-5.016(3)(b)5]

**Policy 1-89:** The City shall implement a method to monitor and track de minimis impacts on all roadways within the City. All de minimis impacts (an impact that would not affect more than one percent of the maximum volume at the adopted level of service for the given transportation facility) shall be compiled into an annual report and submitted to the state land planning agency with the annual update of the Capital Improvements Element.

**Policy 1-910:** The City shall adopt by reference all external agency plans that have a significant impact on quality of life or otherwise possess a nexus to adopted LOS standards.

**Objective 2:** Decisions regarding the issuance of development orders and permits will be based upon coordination of the development requirements included in this plan, the city's land development regulations, and the availability of necessary public facilities needed to support proposed development.

**Policy 2-1:** It shall be the responsibility of the city's development review Committee ~~process~~ to certify that all development orders are consistent with the Land Development Regulations, Comprehensive Plan, and Five-Year Schedule of Capital Improvements.

**Policy 2-2:** Future development will bear a proportionate cost of all capital improvements necessary to maintain LOS standards adequately. [9J-5.016(3)(b)4] [9J-5.016(3)(c)8]

**Policy 2-3:** The City shall continue to make public services and facilities available concurrent with the impacts of development. In cases of phased development, the City shall determine when public facilities and services are necessary to maintain concurrency. [9J-5.016(3)(b)4]

### Budgetary Procedure

**Objective 3-0:**—The Capital Improvements Element and the Five-Year Schedule of Capital Improvements shall be updated annually to reflect existing and projected capital needs in accordance with the adopted level of service standards, for the purpose of assessing the costs of those needs against projected revenues and expenditures. [9J-5.016(5)]

**Policy 3-0-1:** Review and update the Capital Improvements Element annually to ensure close coordination of the annual budget and comprehensive plan update requirements, scheduling capital improvements to meet existing deficiencies, accommodate future growth, and replace obsolete or worn-out facilities. [9J-5.016(3)(b)1]

**Objective 3-1:** The City shall continue to collect and receive a ~~proportion of~~ impact fees under the auspices of ~~Hernando County~~ for the purpose of subsidizing the costs of public facility improvements.

**Policy 3-1:** Debt service shall not exceed 20% of annually budgeted gross revenues. [9J-5.016(3)(c)2.b]

- Policy 3-2:** The City shall reserve Enterprise Fund surpluses, unless indicated otherwise, for major capital expenditures. [9J-5.016(3)(c)2]
- Policy 3-3:** Efforts shall be made to secure grants or private funds whenever available to finance the provision of capital improvements. [9J-5.016(3)(c)2]
- Policy 3-4:** All new development that has a direct or indirect impact on roads, schools, parks, potable water, sewer, sanitation, drainage, fire, police, or emergency medical services shall continue to be subject to impact fees as collected and administered by the City and/or Hernando County. Monies collected as impact fees shall be utilized according to guidelines established for the specific impact fee program.
- Policy 3-5:** Limitation on the use of revenue bonds as a percentage of total public debt shall remain consistent with applicable Florida statutes and acceptable financial practices. [9J5.016(3)(c)2.a]
- Policy 3-6:** The maximum ratio of outstanding capital indebtedness to the property tax base shall remain consistent with applicable Florida statutes and acceptable financial practices. [9J5.016(3)(c)2.c]
- Policy 3-7:** The City shall comply with all State of Florida law regarding management of the public debt. [9J5.016(3)(c)2.c] [9J5.016(3)(c)1.c]
- Policy 3-8:** Funds that are not under the control of the City during the annual update of the Capital Improvements Element shall be considered planned funds and may not be utilized in years 1-3 of the Five-Year Schedule of Capital Improvements.
- Policy 3-9:** Prior to initiation of the annual budgeting process, the City shall review all potential sources of revenue not previously utilized as revenue and shall obtain any evaluate potential benefits from new revenue sources.
- Policy 3-10:** The City shall rely on private contributions to fund capital improvements listed on the five-year schedule only when a private, external entity's obligation to pay is addressed in an enforceable development agreement or development order. When the five-year schedule lists the cost of a capital improvement as funded by private contribution, it shall not be the responsibility of the City to fund the improvement. Should any private party or developer fail to successfully complete the construction of a given capital improvement listed in the five-year schedule, then a Comprehensive Plan amendment is required to delete said improvement from the five-year schedule.

**Objective 4:** A Five-Year Capital Improvements Plan shall be incorporated into the Annual Budget in order to reserve funds for needed future capital facilities. [9J-5.016(3)(c)7]

- Policy 4-1:** The city's Finance Director shall prepare the Five-Year Capital Improvement Plan on an annual basis as part of the city's Annual Budget; it shall address all capital needs of the City. [9J-5.016(3)(c)3]

**Policy 4-2:** As a part of the annual update process for the Capital Improvements Element, municipal department heads should provide input to the City Manager and Finance Director regarding capital improvement needs and the adequacy of existing and planned funding sources.

**Policy 4-3:** As a part of the annual update process for the Capital Improvements Element the City should focus on a multi-year funding strategy to identify new funding resources.

### Five-Year Schedule of Capital Improvements

**Objective 5:** Capital improvements will be provided to correct existing deficiencies, to accommodate desired future growth, and to replace worn-out or obsolete facilities, as indicated in the Five-Year Schedule of Capital Improvements of this element. ~~(Exhibit 8-1)~~ [9J-5.016(4)(a)1]

**Policy 5-1:** A Capital Improvements Coordinating Committee composed of the Director of Public Works, Director of Utilities, Director of ~~Planning and~~ Community Development, Finance Director, and City Manager shall meet for the purpose of evaluating and ranking in order of priority, projects proposed for inclusion in the Five-Year Schedule of Capital Improvements. The City Manager will make the specific appointments to the Capital Improvements Coordinating Committee as necessary.

**Policy 5-2:** The Five-Year Schedule of Capital Improvements shall describe, locate and identify funding sources, and demonstrate consistency with all relevant Comprehensive Plan content. [9J-5.016(4)(a)1.a] [9J-5.016(4)(a)1.b] [9J-5.016(4)(a)2]

**Policy 5-3:** ~~The Hernando County School District Five Year District Facilities Work Program, as adopted by Hernando County School Board on February 19, 2008, is considered a part of the Capital Improvements Element of the City of Brooksville's Comprehensive Plan. This includes the annual update of the School Board Five Year Work Plan to add a new fifth year to the document. The City of Brooksville hereby adopts by reference the Hernando County School Board Five Year Work Program for FY 2008-2009 to FY 2012-2013, which was adopted on March 12, 2009. The City of Brooksville will adopt by reference each subsequently adopted work program by the Hernando County School Board into the Capital Improvements Element. NOTE: Any project listed as unfunded in the Five Year Work Program will not be considered for determining whether the adopted Level of Service is met in the five years of the work program.~~

**Policy 5-4:** The Five-Year Schedule of Capital Improvements shall demonstrate financial feasibility. [9J-5.016(3)(a)] [9J-5.016(3)(c)1.f]

### Implementation of Five-Year Schedule of Capital Improvements

The Five-Year Schedule of Capital Improvements is the mechanism by which the City can effectively stage the timing, location, projected cost, and revenue sources for the capital improvements derived from

the other comprehensive plan elements, in support of the Future Land Use Element. The Five-Year Schedule of Capital Improvements has been used to document the economic feasibility of the Comprehensive Plan based upon the preceding data and analysis.

**TABLE 8-2  
FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS WITH FINANCIAL FEASIBILITY BALANCE STATEMENT**

CAPITAL PROJECTS	FUNDING SOURCE	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
		TOTAL CITY REVENUE BY FISCAL YEAR					
		\$34,754,113	\$36,150,719	\$37,564,709	\$38,978,699	\$40,392,689	\$41,906,747
			\$37,235,032	\$38,731,335	\$40,287,768		
1. Governor Blvd	Development Agreement, Impact Fees	300,000					\$300,000
2. Good Neighbor Trail	General Fund	\$271,000	\$511,824				
3. Sanitation Truck	General Fund	\$180,000	\$180,000	\$200,000	\$200,000	\$200,000	\$200,000
4. Mckethan Park Improvements	General Fund	\$35,000	\$395,532				
5. Utility Relocation for FDOT CR 485 Widening Project	Reserves				\$200,000		
<b>WATER SYSTEM IMPROVEMENTS</b>							
5. New Well Field NW	Reserves, Impact Fees		\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
6. Hope Hill Well Replacement & Tank Modification	Reserve, Grant, Impact Fees		\$175,000	\$165,000	\$1,000,000	\$80,000	
7. Downtown Fire Flow	Legislative Appropriation, Grant	\$477,000	\$250,000	\$250,000	\$250,000	\$250,000	
8. Water Valves Replacement Program	Water Utility Reserves	\$50,000	\$60,000	\$50,000	\$50,000	\$50,000	\$50,000
9. Lamar Avenue Water Plant Rehab	Water Utility Reserves	\$60,000	\$10,000	\$10,000			
10. Emergency Generator Installation (Hope Hill Wellfield and Lamar Avenue Water Plant)	Debt Water Utility Reserves	\$80,000	\$80,000	\$80,000			
11. Southern Hills Water Improvements (Line oversizing on Governor & Colillion Blvds.)	Water Impact Fees	\$327,000	\$25,000	\$259,000			
12. SR 50 Water Line Loop (Hospital line extension along Wiscon Rd. to Walmart)	Debt Service/ Water Impact Fees		\$700,000	\$700,000			
13. US 41 Water Line Ext. (SHP Blvd. to Powell Rd.)	Debt Service/ Water Impact Fees		\$325,000	\$325,000			
14. Radio Read Meters	Debt Service/USDA Grant	\$190,000	\$1,200,000	\$190,000	\$190,000	\$190,000	\$190,000
15. Hillside Water Plant Electrical Equipment	Reserves		\$12,000				
16. Liberty St. Water Tower Painting	Reserves		\$150,000				
<b>SEWER SYSTEM IMPROVEMENTS</b>							



Exhibit "B"

Chapter Eleven  
Public School Facilities Element  
Goals, Objectives and Policies

CITY OF BROOKSVILLE  
COMPREHENSIVE PLAN

CHAPTER 11

PUBLIC SCHOOL FACILITIES

**Goal A:** To provide for future availability of public school facilities in a manner consistent with the adopted level of service standard.

**Level of Service Standards for Public School Capacity**

**Objective 1:** Establish level of service guidelines for public school capacity.

**Policy 1-1:** The Level of Service (LOS) standard set forth herein shall be applied consistently by the City and the School Board district-wide to all schools of the same type. The LOS standards to implement school concurrency shall be calculated as a percentage of Florida Inventory of School Houses (“FISH”) as follows:

- a. Elementary: 100% of permanent Florida Inventory of School Houses (FISH) Capacity based on the for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities of the particular elementary school (whichever is the greater number will be used for calculating student capacities for LOS).
- b. Middle: 100% of permanent FISH Capacity based on the for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities of the particular elementary school (whichever is the greater number will be used for calculating student capacities for LOS).
- c. High: 100% of permanent FISH Capacity based on the for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities of the particular elementary school (whichever is the greater number will be used for calculating student capacities for LOS).
- d. K-8: 100% of permanent FISH Capacity based on the Core Facilities of the particular middle (K-8) school [note: the Florida Department of Education presently treats a K-8 school as a middle school for purposes of FISH]. Magnet schools will maintain the level of service standard for the type of school for which it is constructed, whether an elementary, middle or high school.
- e. For purposes of this section, “Core Facilities” shall mean ‘Permanent Cafeteria Capacity’ based on FISH standards.

**Policy 1-2:** For the purposes of the level of service standard for public school capacity, FISH capacity shall refer to the Florida Inventory of School Houses (FISH) report of

permanent capacity of existing public school facilities. The FISH Capacity is the number of students that may be housed in a facility (school) at any given time based upon a percentage by school type (i.e., elementary, middle, high and K-8) of the total number of existing student stations and a designated size for each program. In the City of Brooksville, permanent capacity does not include temporary classrooms unless they meet the standards for long-term use pursuant to s. 1013.20. *Florida Statutes*.

**Policy 1-3:** The adopted level of service standard shall become applicable to development orders with the adoption of the Public Schools Facility Element and the land development regulations shall be amended to include the level of service standards.

**Policy 1-4:** The issuance of development orders for new residential units shall be predicated on the availability of school capacity.

**Policy 1-5:** Where capacity will not be available to serve students from the property seeking a land use or zoning change or other development approval, then the City may use the lack of school capacity as a basis for denying a development order.

**Policy 1-6:** The level of service standards will be used to determine whether sufficient school capacity exists to accommodate future development projects, and evaluate the sufficiency of the Five-Year Schedule of Capital Improvements. The Five-Year Schedule of Capital Improvements shall be reviewed, updated and adopted annually, thus ensuring those projects necessary to address existing deficiencies are adequately planned, and to meet future needs based upon the adopted level of service standards. The annual update to the Five-Year Schedule of Capital Improvements shall ensure the capital improvements program continues to be financially feasible and the level of service standards will continue to be achieved and maintained.

**Policy 1-7** The level of service standard is also measured to account for programmatic changes which have consistent and measurable capacity impacts including but not limited to double sessions, floating teachers, year-round operations and special education programs. To determine available capacity as a result of programmatic changes, there must be student stations at each grade level for the particular schools in the Concurrency Service Areas (CSA) affected.

**Policy 1-8** In order to determine if the available adjacent capacity can be utilized, the following additional criteria shall apply:

- a. Travel time and distance: School bus route from the school to the site of the proposed development should not exceed 50 minutes;
- b. Areas established for the purpose of establishing student diversity at

school shall not be used to determine capacity;

- c. If the boundary is adjacent based on its connection by the Withlacoochee State Forest, it should not be deemed adjacent;
- d. Where capacity is reserved for a specific academic program, it cannot be claimed in an adjacent concurrency service area.

### Concurrency Service Areas

**Objective 2:** Establish school concurrency service areas to be used to determine the availability of public school capacity to serve new residential development.

**Policy 2-1:** Concurrency Service Areas (CSAs) shall be established to determine whether there is adequate school capacity available based on the adopted level of service standards, and a proper analysis can be conducted to examine the availability of capacity in adjacent CSAs if capacity is not available in the primary CSA.

**Policy 2-2:** CSAs will be generally based upon the school attendance zones for elementary, middle, high and K-8 schools and the best available data and methodology so that there is school capacity available in each CSA to meet the adopted LOS standard within the five-year period contained in the Florida Statutes.

**Policy 2-3:** CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public school facilities in accordance with the LOS standards, and taking into account policies to:

- a. minimize transportation costs;
- b. limit maximum student travel times;
- c. effect desegregation plans;
- d. achieve socio-economic, racial and cultural diversity objectives;
- e. recognize capacity commitments resulting from the development approvals for the CSA; and,
- f. recognize capacity commitments resulting from development approvals for contiguous CSAs.

**Policy 2-4:** All CSAs will be described geographically and appropriately mapped.

- Policy 2-5:** Future amendments to the CSAs may be made by the School Board in accordance with the criteria in Goal A, Policy 2-3, and only after review and comment by the County and the City, respectively.
- Policy 2-6:** Upon adoption of CSAs by the School Board, said CSAs and supporting maps will be incorporated as amendments to the adopted comprehensive plans of the County and the City, respectively, in accordance with the Growth Management Act (*see* Section 163.3180(13)(g)(5), *Florida Statutes*; Rule 9J-5.003, *Florida Administrative Code*).

### Land Use and Facility Coordination

**Objective 3:** Ensure that Comprehensive Plan Amendments and other land use decisions are simultaneously evaluated with school capacity availability within the primary CSA and those CSAs which are contiguous.

- Policy 3-1:** The City shall consider Hernando County School Board comments on the availability of adequate school capacity when considering the decision to approve Comprehensive Plan Amendments and other land use decisions as provided for in Section 163.3177(6)(a)F.S.
- Policy 3-2:** The City shall identify methods to direct development to areas with adequate school capacity or to where school sites adequate to serve potential growth have been acquired by the School Board, provided such location of the development is consistent with the City's Comprehensive Plan.
- Policy 3-3:** In any instance where capacity will not be available to serve students to be generated by a development seeking approval, and subsequent to the contiguous CSA analysis that demonstrates there is no available capacity, and proportionate share mitigation is not an option, the school capacity deficiency shall be a basis for denial of the proposal.
- Policy 3-4:** The School Board shall review potential new subdivision conditional plats and residential site plans for student generation impacts and available school capacity. Where capacity will not be available to serve students from the property seeking to increase residential density, and subsequent to the contiguous CSA analysis that demonstrates there is no available capacity, and proportionate share mitigation is not an option, the School Board shall not issue a favorable concurrency determination. The City shall use lack of school capacity demonstrated by an unfavorable concurrency determination as a reason for denial of a development order.
- Policy 3-5:** During the process of land use decision making, the City will ensure the compatibility of proposed land uses in the vicinity of either existing or planned public schools, and protect existing and planned schools from incompatible uses.

**School Facility Siting**

**Objective 4:** Ensure that the planning and construction of educational facilities are coordinated with regard to timing, location, compatibility, and the availability of required infrastructure.

**Policy 4-1:** The following issues will be considered by the School Board when evaluating potential new school sites or significant renovations of existing schools:

- a. Site acquisition and development cost.
- b. Compatibility of the school site with present and projected uses of adjacent properties.
- c. Adequate public facilities and services to support the proposed school are available, or will be available, concurrent with the impacts of the school.
- d. Safe access to and from the school site by pedestrians and vehicles.
- e. The proposed location is not in conflict with local government stormwater management plans or watershed management plans.
- f. The proposed site is well drained and soils are suitable for development, or are adaptable for development for educational purposes with identified drainage improvements.
- g. The proposed location is not immediately adjacent to water treatment plants or wastewater treatment plants.
- h. There are no significant environmental constraints that would preclude development of a public school on the site.
- i. The proposed location lies outside the area regulated by s. 333.03, *Florida Statutes*, regarding the construction of public educational facilities in the vicinity or flight path of an airport.
- j. There will be no adverse impact on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archaeological resource.
- k. The proposed site can accommodate the required parking, circulation, and adequate queuing of vehicles onsite.

- l. Whenever possible and where appropriate, existing schools will be expanded, renovated, or revitalized to support community redevelopment, in-fill development, and revitalization.
- m. The location of schools, where possible, should be proximate to and within walking distance of the residential neighborhoods served.

**Policy 4-2:** The School Board Staff will meet with and review potential school sites with planning staff of the City. The recommendations and comments from these meetings will be submitted to the School Board as needed. The School Board will take the respective recommendations into consideration.

**Policy 4-3:** The City shall advise the School Board as to the consistency of the proposed new site with their adopted comprehensive plan, including the appropriate processes under which the School Board may request an amendment to the comprehensive plan for school siting. The consistency determination with the comprehensive plan is made through the development review process.

**Policy 4-4:** Within the City, schools are permitted in all land use categories except Conservation. Schools may be allowed in any zoning district as a special exception use.

**Policy 4-5:** The decision of the City of Brooksville City Council shall be the final local government action of any comprehensive plan amendment or rezoning decision.

**Policy 4-6:** Where an identified school site requires a rezoning or special exception use approval to accommodate a proposed school, the School Board shall provide all property owners of record within a 250' radius of the site written notification of the proposed school siting request.

**Policy 4-7:** The submittal, processing and review of any proposed school site design or development plan shall be filed with the Community Development Department of the City and shall include at a minimum, the following:

- a. Location, size, height, and use of all proposed structures;
- b. Proposed or existing location of fire hydrants and distance to structures;
- c. Location and method of buffering from adjacent residential zoning districts;
- d. Location and method of storm water retention;
- e. Location, size and total amount of recreation areas;

- f. Location and dimensions of proposed parking and service areas; and,
- g. Proposed means of vehicular and pedestrian access from the site to adjacent streets and/or alleys.

**Policy 4-8:** The review and processing of any site design or development plan submitted by the School Board shall be in accordance with the adopted comprehensive plan of the City and all applicable land development regulations (noting that the School Board is exempt from certain regulations).

**Policy 4-9:** The School Board and City shall cooperate in determining the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed renovation or expansion of an exiting school.

**Policy 4-10:** In conjunction with the School Board's approval of a new school site, the School Board and City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school.

#### Collocation of Facilities

**Objective 5:** Coordinate location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers to the extent possible.

**Policy 5-1:** The City will look for opportunities to collocate and share use of their facilities with the School Board when preparing the annual update to the adopted comprehensive plan's schedule of capital improvements and when planning new or renovating existing community facilities.

**Policy 5-2:** A separate agreement may be developed for each instance of collocation or shared use which addresses operating and maintenance costs, scheduling use of the facilities, facility supervision, legal liability, or any other issues that may arise from collocation or shared use.

**Goal B: To establish a process for the implementation of school concurrency through capacity determination standards, concurrency determination process, and proportionate share mitigation.**

#### Capacity Determination Standards

**Objective 1:** The City shall cooperate with the School Board in the implementation of capacity determination standards.

**Policy 1-1:** The School Board will determine whether adequate school capacity exists for a proposed development, based on the Level of Service (LOS) standards, CSAs, and other standards as follows:

- a. Calculate total school facilities by adding the capacity provided by existing school facilities except magnet/lottery schools to the capacity of any planned school facilities.
- b. Calculate available school capacity by subtracting from the total school facilities the sum of:
  - i. used capacity;
  - ii. the portion of reserved capacity projected to be developed within three (3) years;
  - iii. the portion of previously approved development projected to be developed within three (3) years; and,
  - iv. the demand on schools created by the proposed development.

**Policy 1-2:**

In determining whether there is sufficient school capacity to accommodate a proposed development in a specific CSA, the School Board will:

- a. **Subject CSA.** Consider whether the CSA in which the proposed development is situated has available school capacity, based on the formula in Goal B, Policy 1-1.
- b. **Contiguous CSA.** If the projected student growth from a residential development causes the adopted LOS to be exceeded in the subject CSA, a contiguous CSA will be reviewed for available capacity. In conducting the contiguity review, the School Board shall first use the contiguous CSA with the most available capacity to evaluate projected enrollment and, if necessary, shall continue to the CSA with the next most available capacity until all contiguous CSAs have been evaluated or the available capacity has been identified to allow a determination letter approving school concurrency to be issued. If a contiguous CSA is identified as having available capacity, then the actual development impacts shall be shifted to that CSA having available capacity (this shift shall be accomplished in accordance with School Board Policy which may include, without limitation, appropriate boundary changes or shifting future student assignments).
- c. Available capacity is based on no students being bussed to any contiguous CSA farther than the average bussing travel distance throughout the District.

**Policy 1-3:**

Except as provided in Goal B, Policy 1-4, school concurrency shall apply to all

new residential development and uses that generate demands for public school facilities and are proposed or established after the effective date of the school concurrency ordinance (as adopted by the City). School concurrency shall not apply to non-residential uses such as professional, commercial or industrial.

**Policy 1-4:** The following residential uses shall be considered exempt from the requirements of school concurrency:

- a. Single family lots of record having received final plat approval (or otherwise deemed grandfathered as a valid residential lot under the land development regulations of the City) prior to the effective date of the school concurrency ordinance.
- b. Multi-family residential development having received final site plan approval prior to the effective date of the applicable school concurrency ordinance.
- c. Amendments to residential development approvals issued prior to the effective date of the adopted school concurrency ordinance, which do not increase the number of residential units or change the kind of residential units proposed to a type that would produce a larger number of school age children (i.e., changing unit types from resort residential to Single Family Residential).

#### Concurrency Determination Process

**Objective 2:** The City shall cooperate with the School Board in the implementation of the concurrency determination process.

**Policy 2-1:** The school concurrency ordinance to be adopted by the City will include, among other things, application procedures and processes for evaluating school capacity and making concurrency determinations.

Following the adoption of the school concurrency ordinance, the City will:

- a. accept and process final plat and residential site plans, only after the applicant has complied with the terms of its school concurrency ordinance. The City may approve a school concurrency application earlier in the approval process, upon request by the applicant, if the School Board reviews and approves the determination, allocations of capacity, and proportionate share mitigation commitments, as provided in this Element and the Growth Management Act.
- b. upon receipt of a complete school concurrency application, timely transmit the application to the School Board for a determination of

whether there is adequate school capacity, for each level of school, to accommodate the proposed development based on the LOS standards, CSAs, and other standards set forth in this Element and the Interlocal Agreement between Hernando County, the City of Brooksville and the Hernando County School Board, dated August 7, 2006, as may be amended from time to time.

**Policy 2-2:**

Within thirty (30) days of receipt of the initial transmittal from the City, the School Board will review the school concurrency application and, based on the standards set forth in this Element and the Interlocal Agreement between Hernando County, the City of Brooksville and the Hernando County School Board, dated August 7, 2006, as may be amended from time to time, and will report in writing to the City:

- a. that adequate school capacity exists for each level of school, based on the standards set forth in this Element and the Interlocal Agreement between Hernando County, the City of Brooksville and the Hernando County School Board, dated August 7, 2006, as may be amended from time to time, and report in writing to the City; or
- b. if adequate capacity does not exist, whether appropriate mitigation can be accepted, and if so, acceptable options for mitigation, consistent with this Element and the Interlocal Agreement between Hernando County, the City of Brooksville and the Hernando County School Board, dated August 7, 2006, as may be amended from time to time, and report such determination in writing to the City.

**Policy 2-3:**

The School Board shall conduct a concurrency review that includes findings and recommendations of whether there is adequate school capacity to accommodate students generated by the proposed development for each type of school within the affected CSA consistent with the adopted LOS standard and will take into consideration that:

- a. Adequate school facilities will be in place or under actual construction within three (3) years after the issuance of the subdivision plat or site plan (or functional equivalent); or,
- b. Adequate school facilities are available in an adjacent CSA and the impacts of development can be shifted to that area; or,
- c. The developer executes a legally binding commitment to provide mitigation proportionate to the demand for public school facilities to be created by the actual development of the property subject to the final plat or site plan (or functional equivalent) pursuant to this Element, the Interlocal Agreement and the adopted School Concurrency Ordinance.

**Policy 2-4:** If the impact of the proposed development will not occur until years 2 or 3 of the School Board's financially feasible work plan, then any relevant programmed improvements in those years shall be considered available capacity for the project and factored into the level of service analysis. If the impact of the project will not be felt until years 4 or 5 of the work plan, then any relevant programmed improvements shall not be considered available capacity for the project unless funding of the improvements is assured through School Board funding to accelerate the project, through proportionate share mitigation, or some other means.

**Policy 2-5:** If the School Board determines that adequate capacity does not exist but that mitigation is an acceptable alternative, the development application will remain active pending the conclusion of the mitigation negotiation period described in Goal B, Objective 3 and associated policies.

**Policy 2-6:** The City will issue a School Concurrency Determination only upon:

- a. the School Board's written determination that adequate school capacity will be in place or under actual construction within three (3) years after the issuance of final subdivision or site plan approval for each level of school without mitigation; or,
- b. the execution of a legally binding mitigation agreement between the applicant, the School Board and the City pursuant to this Element, applicable Interlocal Agreement and adopted School Concurrency Ordinance.

**Proportionate Share Mitigation**

**Objective 3:** The City shall coordinate with the School Board to establish proportionate share mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standards consistent with the adopted capital improvements plan.

**Policy 3-1:** In the event that the School Board reports that mitigation may be accepted in order to offset the impacts of a proposed development, where the LOS standards set forth in this Element, applicable Interlocal Agreement and adopted School Concurrency Ordinance otherwise would be exceeded, the following procedure shall be used:

- a. The applicant shall initiate in writing a mitigation negotiation period with the School Board in order to establish an acceptable form of mitigation, pursuant to s. 163.3180(c), *Florida Statutes*, the adopted School Concurrency Ordinance, and this Element.

- b. Acceptable forms of mitigation may include:
  - i. The donation, construction, or funding of school facilities sufficient to offset the demand for public school facilities to be created by the proposed development.
  - ii. The creation of mitigation banking based on the developer's construction and/or financing of a public school facility in exchange for the right to sell excess capacity credits (the selling of excess credits shall be limited to that area within the subject CSA or any abutting CSA) and as may be further limited by the school concurrency ordinance.
- c. The following standards apply to any mitigation accepted by the School Board:
  - i. Relocatable classrooms will not be accepted as mitigation.
  - ii. Mitigation shall be directed to projects on the School Board's financially feasible 5-year work plan that the School Board agrees will satisfy the demand created by that development approval, and shall be assured by a legally binding development agreement between the School Board, the City, and the applicant. The development agreement shall be executed prior to the issuance of the applicable subdivision plat, site plan or functional equivalent in the development review process.
  - iii. The Student Generation Formula used for calculating mitigation shall be as follows:  
  
$$\begin{aligned} &\text{Number of Student Stations (by school type)} = \\ &\text{Number of Dwelling units (by housing type)} \times \\ &\text{Student Generation Multiplier (by housing type} \\ &\text{and school type)}^* \end{aligned}$$
  
  
[\* Student Generation Multipliers shall be based upon the best available data and professionally accepted methodology]
  - iv. Cost per Student Station estimates shall include, at a minimum, all costs of providing instructional and core capacity including land, site improvements, design, buildings, equipment, furniture, and costs of financing (if applicable). The capital costs associated with transportation of students shall not be included in the Cost per Student Station estimate used for mitigation.

- v. The proportional mitigation share amount shall be calculated as follows:  
  

$$\text{Proportionate Share Amount} = \text{Number of Student Stations (by school type)} \times \text{Cost per Student Station (by school type)}^{**}$$

[\*\* The above formula shall be calculated for each housing type within the proposed development and for each school type (elementary, middle, high) for which a capacity deficiency has been identified. The sum of these calculations shall be the proportionate share amount for the development under review.]
- vi. Finally, if the School Board agrees to the mitigation, the School Board must commit to adding the improvement required for mitigation to its work plan. Further, the development agreement shall include the landowner's commitment to continuing renewal of the development agreement upon its expiration.
- d. In accordance with this Element, s. 163.3180(13)(e), *Florida Statutes*, and Rule 9J-5.025, Florida Administrative Code, the applicant's total proportionate-share mitigation obligation to resolve a capacity deficiency shall be based on the following formula, for each school level:
  - i. Multiply the number of new student stations required to serve the new development by the average cost per student station.
  - ii. The average cost per student station shall include school facility development costs and land costs.
  - iii. The applicant's proportionate-share mitigation obligation will be credited toward any other impact fee or exaction imposed by local ordinance for the same need (*see* s. 163.3180(13)(e)(2). *Florida Statutes*).
- e. If within 90 days of the date the applicant initiates the mitigation negotiation period, the applicant and the School Board are able to agree to an acceptable form of mitigation, a legally binding mitigation agreement shall be executed by the applicant, the School Board and the City which sets forth the terms of the mitigation, including such issues as the amount, nature, and timing of donations, construction, or funding to be provided by the developer, and any other matters necessary to effectuate mitigation in accordance with this Element. The mitigation

agreement shall specify the amount and timing of any impact fee credits or reimbursements, if any, that the developer expects to receive in connection with its mitigation payment/ donation under said agreement.

- f. If, after 90 days, the applicant and the School Board are unable to agree to an acceptable form of mitigation, the School Board will report an impasse to the City in writing and the City will not issue a School Concurrency Determination for the proposed development.
- g. The School Board may grant up to two (2) 90-day extensions to the mitigation negotiation period.
- h. To the extent required under Florida law, mitigation must be proportionate to the demand for public school facilities to be created by the actual development of the property.









# City of Brooksville



(352) 544-5400 (Phone)  
(352) 544-5424 (Fax)  
(352) 544-5420 (TDD)

June 2, 2009

Mr. D. Ray Eubanks, Planning Manager  
Florida Department of Community Affairs  
Bureau of Local Planning  
Plan Processing Team  
Sadowski Building  
2555 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100

MAILED VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

**RE: City of Brooksville's Adopted Capital Improvements and Public School Facilities Elements (CPA 2009-L1)**

Dear Mr. Eubanks:

Please find enclosed, in accordance with Sections 163.3161 through 163.3215, Florida Statutes and Chapters 9J-5 and 9J-11.006, Florida Administrative Code, one hard-copy and two electronic copies of the above-referenced adopted amendments to the Comprehensive Plan.

The City Council serving also as the Local Planning Agency held the first public hearing concerning the amendments to the Comprehensive Plan on May 16, 2009 and authorized their transmittal to DCA for review. At the second public hearing on June 1, 2009, the City Council adopted the amendments by Ordinance No. 775. There are no findings by the local governing body which were not included in the adoption Ordinance No. 775.

The amendments are adopted as noted below and in the enclosed response to the Department's Objections Recommendations and Comments (ORC) Report, which was received by the City on March 24, 2008. DCA raised objections to the absence of language clearly adopting the Hernando County School District's current five-year work plan and five-year schedule of Capital Improvements, as well as the absence of data and analysis projecting the City's population and school impacts for the Concurrency Service Areas (CSA) demonstrating the adopted level of service will be met and maintained. DCA also indicated the Concurrency Service Areas required revision. In response to the ORC Report, the text in the Capital Improvements Element has been modified to clarify adoption of adopting the Hernando County School District's current five-year work plan and five-year schedule of Capital Improvements. Additionally, text within the Public School Facilities Element has been modified to reflect responses addressing the issues identified by the Department. There are no other changes to the amendments not previously reviewed. The amendments have been prepared in underline / ~~strikethrough~~ format to facilitate the Department's review. The City's enclosed response includes additional information, data and analysis as requested by the Department. Copies of the notices for the public hearings are also enclosed. No one signed the Courtesy Information List.

In accordance with Chapter 9J-11.011(5), Florida Administrative Code, the City hereby certifies that the adopted Comprehensive Plan amendments and support documents, which include data and analysis, have been transmitted in electronic form to the Withlacoochee Regional Planning Council, Southwest Florida Water Management District, Florida Department of Transportation District Seven, Florida Department of Environmental Protection, Florida Department of State, Florida Department of Education, Hernando

D. Ray Eubanks, Planning Manager

Page 2

June 2, 2009

County Local Planning Agency, the Hernando County School Board and to all other review agencies listed in Chapter 9J-11.009(8)(a) through (h), Florida Administrative Code via cover of this letter, dated June 2, 2009.

CPA 2009-L1 is an application by the City Council of the City of Brooksville to amend the Capital Improvements Element and the Public School Facilities Element of the Comprehensive Plan, based upon the requirements of the Stipulated Settlement Agreement entered into between the Department of Community Affairs and the City of Brooksville. The amendments were not adopted under a joint planning agreement pursuant to Section 163.3171, Florida Statutes.

Bill Geiger, Community Development Director, is the person who is familiar with the proposed amendment and can be contacted in writing at 201 Howell Avenue, Brooksville, Florida 34601 or by telephoning (352) 544-5430 (fax number 352-544-5429.) Copies of the Plan amendments are available for public inspection during regular business hours at the Brooksville Community Development Department located at 201 Howell Avenue, Brooksville, Florida.

Sincerely,

Joe Bernardini  
Mayor

Enclosures

xc: Florida Department of Education and SMART Schools Clearinghouse  
Florida Department of Environmental Protection  
Florida Department of State, Division of Historic Resources  
Florida Department of Transportation, District 7  
Southwest Florida Water Management District  
Withlacoochee Regional Planning Council  
Hernando County Local Planning Agency  
Hernando County School Board



MAR 24 2008

STATE OF FLORIDA  
**DEPARTMENT OF COMMUNITY AFFAIRS**

*"Dedicated to making Florida a better place to call home"*

CHARLIE CRIST  
Governor

THOMAS G. PELHAM  
Secretary

March 20, 2008

The Honorable David Pugh, Mayor  
City of Brooksville  
201 Howell Avenue  
Brooksville, Florida 34601

Dear Mayor Pugh:

The Department of Community Affairs (Department) has completed its review of the comprehensive plan amendment for the City of Brooksville (Department No. 08-1) as adopted on February 4, 2008, by Ordinance Nos. 752 and 753, and has determined that the amendment adopted by Ordinance 753 and a portion of the amendment adopted by Ordinance 752 (amendment to Transportation Element Policy 7-7) meet the requirements of Chapter 163, Part II, Florida Statutes (F.S.), for compliance while the remainder of Ordinance 752, including those amendments related to the Public Schools Facilities Element and related elements, do not meet the requirements of Chapter 163, Part II, F.S. for compliance. The Department is issuing a Notice of Intent to find the Comprehensive Plan amendments adopted by Ordinance 752, including those amendments related to the Public Schools Facilities Element and related elements "Not In Compliance" and those amendments adopted by Ordinance 753 and Ordinance 752 (amendment to Transportation Element Policy 7-7) "In Compliance." The Notice of Intent has been sent to *Hernando Today* for publication on March 24, 2007. The Department is also issuing a Statement of Intent regarding the Public Schools Facilities Element and related elements amendments adopted by Ordinance 752 found not in compliance.

Please note that a copy of the adopted City of Brooksville Comprehensive Plan amendment, the Department's Objections, Recommendations, and Comments Report dated December 11, 2007, and the Notice of Intent must be available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the City of Brooksville, Department of Community Development, 201 Howell Avenue, Brooksville, Florida. Please be advised that Section 163.3184(8)(c)2, F.S., requires a local government that has an internet site to post a copy of the Department's Notice of Intent on the site within 5 days after receipt of the mailed copy of the agency's notice of intent.

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FL 32399-2100  
Phone: 850-488-8466/SUNCOM 278-8466 Fax: 850-921-0781/SUNCOM 291-0781  
Website: [www.dca.state.fl.us](http://www.dca.state.fl.us)

COMMUNITY PLANNING  
Phone: 850-488-2356/SUNCOM 278-2356  
Fax: 850-488-3309/SUNCOM 278-3309

AREAS OF CRITICAL STATE CONCERN FIELD OFFICE  
Phone: 305-289-2402  
Fax: 305-289-2442

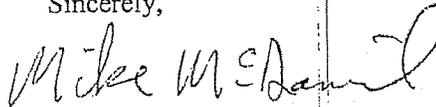
HOUSING AND COMMUNITY DEVELOPMENT  
Phone: 850-488-7956/SUNCOM 278-7956  
Fax: 850-922-5623/SUNCOM 292-5623

The Honorable David Pugh  
March 20, 2008  
Page Two

In addition, the Statement of Intent and Notice of Intent will be forwarded along with a petition to the Division of Administrative Hearings for the Scheduling of an administrative hearing pursuant to Section 120.57, F.S. We are interested in meeting with you and your staff at your convenience for the purpose of developing an acceptable solution to this not in compliance finding.

If you have any questions regarding this matter, please contact Brenda Winningham, Regional Planning Administrator, at (850) 922-1800.

Sincerely,



Mike McDaniel, Chief  
Office of Comprehensive Planning

MM/rh

Enclosures: Notice of Intent  
Statement of Intent

cc: Mr. Michael Moehlman, Executive Director, Withlacoochee RPC  
Mr. Bill Geiger, Community Development Director, City of Brooksville

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
NOTICE OF INTENT TO FIND THE CITY OF BROOKSVILLE  
COMPREHENSIVE PLAN AMENDMENT ADOPTED BY  
ORDINANCE NO. 752 (AMENDMENT CPA 2007-L1) NOT IN COMPLIANCE  
AND THE REMAINING COMPREHENSIVE PLAN AMENDMENTS ADOPTED BY  
ORDINANCE NOS. 752 AND 753 IN COMPLIANCE.  
DOCKET NO. 08-1-NOI-2702-(A)-(N)

The Department gives notice of its intent to find a portion of the Amendment(s) to the Comprehensive Plan for City of Brooksville, adopted by Ordinance No. 752 (Amendment CPA 2007-L1) on February 4, 2008, NOT IN COMPLIANCE, and the remaining amendments adopted by Ordinance No(s). 752 and 753 on February 4, 2008 IN COMPLIANCE, pursuant to Sections 163.3184, 163.3187 and 163.3189, F.S.

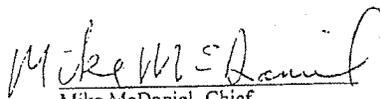
The adopted City of Brooksville Comprehensive Plan Amendment(s), the Department's Objections, Recommendations, and Comments Report (if any), and the Department's Statement of Intent to find the Comprehensive Plan Amendment(s) Not In Compliance will be available for public inspection Monday through Friday, except for legal holidays, during normal business hours, at the City of Brooksville, City Hall, 201 Howell Avenue, Brooksville, Florida 34601.

Any affected person, as defined in Section 163.3184, F.S., has a right to petition for an administrative hearing to challenge the proposed agency determination that the Amendment(s) to the City of Brooksville Comprehensive Plan are In Compliance, as defined in Subsection 163.3184(1), F.S. The petition must be filed within twenty-one (21) days after publication of this notice, a copy must be mailed or delivered to the local government and must include all of the information and contents described in Uniform Rule 28-106.201, F.A.C. The petition must be filed with the Agency Clerk, Department of Community Affairs, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100. Failure to timely file a petition shall constitute a waiver of any right to request an administrative proceeding as a petitioner under Sections 120.569 and 120.57, F.S. If a petition is filed, the purpose of the administrative hearing will be to present evidence and testimony and forward a recommended order to the Department. If no petition is filed, this Notice of Intent shall become final agency action.

This Notice of Intent and the Statement of Intent for those amendment(s) found Not in Compliance will be forwarded by petition to the Division of Administrative Hearings (DOAH) of the Department of Management Services for the scheduling of an Administrative Hearing pursuant to Sections 120.569 and 120.57, F.S. The purpose of the administrative hearing will be to present evidence and testimony on the noncompliance issues alleged by the Department in its Objections, Recommendations, and Comments Report and Statement of Intent in order to secure a recommended order for forwarding to the Administration Commission.

Affected persons may petition to intervene in either proceeding referenced above. A petition for intervention must be filed at least twenty (20) days before the final hearing and must include all of the information and contents described in Uniform Rule 28-106.205, F.A.C. Pursuant to Section 163.3184(10), F.S., no new issues may be alleged as a reason to find a plan amendment not in compliance in a petition to intervene filed more than twenty one (21) days after publication of this notice unless the petitioner establishes good cause for not alleging such new issues within the twenty one (21) day time period. The petition for intervention shall be filed at DOAH, 1230 Apalachee Parkway, Tallahassee, Florida 32399-3060, and a copy mailed or delivered to the local government and the Department. Failure to petition to intervene within the allowed time frame constitutes a waiver of any right such a person has to request a hearing pursuant to Sections 120.569 and 120.57, F.S., or to participate in the administrative hearing.

Administrative hearing petition is timely filed, mediation is available pursuant to Subsection 163.3189(3)(a), F.S., to any affected person who is made a party to the proceeding by filing that request with the administrative law judge assigned by the Division of Administrative Hearings. The choice of mediation shall not affect a party's right to an administrative hearing.

  
Mike McDaniel, Chief  
Office of Comprehensive Planning  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS

IN RE: CITY OF BROOKSVILLE  
COMPREHENSIVE PLAN AMENDMENT  
08-1; AMENDING THE PUBLIC SCHOOL  
FACILITIES ELEMENT, FUTURE LAND  
USE ELEMENT AND CAPITAL  
IMPROVEMENTS ELEMENT

Docket No. 08-1-NOI-2702-(A)-(N)

STATEMENT OF INTENT TO FIND A PORTION OF  
COMPREHENSIVE PLAN AMENDMENT  
NOT IN COMPLIANCE

The Florida Department of Community Affairs, pursuant to Section 163.3184(10), Florida Statutes, and Rule 9J-11.012(6), Florida Administrative Code (F.A.C.), hereby issues this Statement of Intent to find the portion of the Comprehensive Plan Amendment 08-1 ("Amendment") adopted by the City of Brooksville by Ordinance No. 752 on February 4, 2008, Not In Compliance based upon the Objections, Recommendations, and Comments Report (ORC Report) issued by the Department on December 11, 2007, which is hereby incorporated by reference, and based upon the changes the City made to the amendment as adopted. The Department finds that a portion of the Amendment is not "in compliance", as that term is defined in Section 163.3184(1)(b), Florida Statutes (F.S.), for the following reasons:

I. Public Schools Facilities Element

A. Inconsistent provisions. The inconsistent provisions of the Amendment under this subject heading are as follows:

1. The amendment did not clearly adopt by reference the School District's current Five-year Work Plan and did not adopt a Five-year Schedule of Capital Improvements for

school-related projects needed to achieve and maintain the adopted level of service standards for schools. The District Facilities Plan and Tentative Five-year Schedule of School Improvements included in the data and analysis do not include a full five-year schedule through Fiscal Year 2011-2012, and the Tentative Five-year Schedule of School Improvements is not financially feasible since it includes an unfunded elementary school for construction in year two of the schedule.

2. The amendment is not supported by relevant and appropriate data and analysis regarding the existing and projected school deficiencies for the short and long-term planning timeframes based on the adopted School Concurrency Service Areas and the adopted level of service standards which are 100 percent of permanent Fish Capacity based on the Core Facilities. The data and analysis did not identify all of the school-related public facilities (level of service related to public facilities) that are necessary to meet the existing public facility deficiencies, the facilities that are necessary to meet future growth for the five-year and long-term planning timeframes, and the facilities that are necessary to replace obsolete or worn-out facilities. The data and analysis did not demonstrate in an updated (2007-2008 to 2011-2012) Five-year Schedule of Capital Improvements which capital projects are needed to replace existing facilities, and which capital projects are needed to meet future demand.

3. The City has not demonstrated that the adopted level of service standard can be achieved within the Five-year Schedule of Improvements for the Concurrency Service Areas. Part of the inability to demonstrate this is related to the 28 Concurrency Service Areas established by the City. A number of these Concurrency Service Areas do not have any schools in them and are not adjacent to Concurrency Service Areas that have schools or have schools only of a specific type (e.g. elementary). For these Areas there is no existing or planned school

capacity and no ability to utilize capacity in adjacent Areas. Therefore, the Plan is not financially feasible since it does not provide for the maintenance and achievement of the adopted level of service standards in these Concurrency Service Areas.

Therefore, the amendments are not consistent with the following requirements:

Rules 9J-5.005(2) and (5), 9J-5.006(2)(c)(c), 9J-5.015(1)(a) and (2), 9J-5.016(4), and 9J-5.025(2) and (3), F.A.C., and Sections 163.3177(2), (3), and (8), 163.3177(12)(c) and (f), and 163.3180 (a) – (e), F.S.

B. Recommended Remedial Actions.

These inconsistencies may be remedied by:

1. Revising Capital Improvements Element Policy 9.01A(9) to clearly incorporate by reference the District Five-year Facilities Plan, including its date of adoption. The Policy should adopt the most up-to-date schedule, which covers the period of Fiscal Years 2007-2008 through 2011-2012. The City should include in the adopted Five-year Schedule of Capital Improvements the improvements that are needed to achieve and maintain the adopted level of service standards for schools in the five-year planning period. The schedule must be supported by relevant and appropriate data and analysis to demonstrate that the schedule is financially feasible. The funding sources for projects in the first three years of the schedule must be committed. The funding sources for projects in years four and five may be planned or committed, but projects with planned funding sources should also identify an alternative funding source.

2. Providing data and analysis which projects the City's population and school impacts for the five-year period based on the Concurrency Service Areas and which demonstrates that the adopted level of services standards will be achieved and maintained in the

Five-year planning timeframe. The data and analysis should address population growth projections for each of the concurrency service areas and identify existing and projected school deficiencies based on the adopted School Concurrency Service Areas and the adopted level of service standard which is 100 percent of permanent FISH Capacity based on Core Facilities. Thus the data should consider the available capacity for all core facilities, such as dining facilities, at the each school. The data and analysis must demonstrate that the City can achieve its adopted level of service standards for schools in the five-year planning timeframe, or alternatively, a ten year planning timeframe if the City adopts a long-term concurrency management system for schools, including a long-term (ten-year) Schedule of Capital Improvements for Schools, into the Comprehensive Plan.

3. Revising the Concurrency Service Areas to provide for a financially feasible plan that demonstrates that the level of service standards can be achieved and maintained in the five-year planning period for each Concurrency Service Area.

## II. CONSISTENCY WITH THE STATE COMPREHENSIVE PLAN

A. Inconsistent provisions. The Amendment is inconsistent with the State Comprehensive Plan goals and policies set forth in Section 187.201, Florida Statutes, including the following provisions:

1. Land Use. The Amendment is inconsistent with the Goal set forth in Section 187.201(15), F.S., and the Policies set forth in Section 187.201(15)(b)1, F.S.

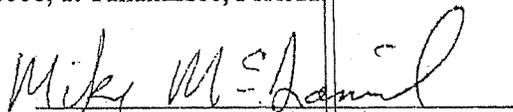
2. Public Facilities. The Amendment is inconsistent with the Goal set forth in Section 187.201(17), F.S., and the Policies set forth in Section 187.201(17)(b)1, 2, 3, 6, 7, and 9, F.S.

B. Recommended remedial action. These inconsistencies may be remedied by revising the Amendment as described above in Section I.

CONCLUSIONS

1. The Amendments identified above are not consistent with the State Comprehensive Plan;
2. The Amendments identified above are not consistent with Chapter 9J-5, F.A.C.;
3. The Amendments identified above are not consistent with the requirements of Chapter 163, Part II, F.S.;
4. The Amendments identified above are not "in compliance," as defined in Section 163.3184(1)(b) F.S.; and,
5. In order to bring the Amendment into compliance, the City may complete the recommended remedial actions described above or adopt other remedial actions that eliminate the inconsistencies.

Executed this 20th day of March 2008, at Tallahassee, Florida.



Mike McDaniel, Chief  
Office of Comprehensive Planning  
Department of Community Affairs  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399

**REMEDIAL ACTIONS**  
**CPA 08-1**  
**STIPULATED SETTLEMENT AGREEMENT**  
**May 16, 2009**

Detailed below are the issues identified by the Florida Department of Community Affairs relative to the "Not in Compliance" finding for the City of Brooksville's Comprehensive Plan Amendment, adopted on February 4, 2008, and the City's proposed remedial actions. The format of this document includes a restatement of each of the issues present in the Statement of Intent, followed by proposed remedial actions. The proposed remedial actions are in the form of a readopted comprehensive plan amendment and data and analysis provided in conjunction with the readopted comprehensive plan amendment.

*I. Public Schools Facilities Element*

*A. Inconsistent provisions. The inconsistent provisions of the Amendment under this subject heading are as follows:*

- 1. The amendment did not clearly adopt by reference the School District's current Five-year Work Plan and did not adopt a Five-year Schedule of Capital Improvements for school-related projects needed to achieve and maintain the adopted level of service standards for schools. The District Facilities Plan and Tentative Five-year Schedule of School Improvements included in the data and analysis do not include full five-year schedule through Fiscal Year 2012-2013, and the Tentative Five-year Schedule of School Improvements is not financially feasible since it includes an unfunded elementary school for construction in year two of the schedule.*

*B. Recommended Remedial Actions.*

- 1. Revising Capital Improvements Policy 5.3 to clearly incorporate by reference the District Five-year Facilities Plan, including its date of adoption. The Policy should adopt the most up-to-date schedule, which covers the period of Fiscal Years 2008-2009 through 2012-2013. The City should include in the adopted Five-year Schedule of Capital Improvements the improvements that are needed to achieve and maintain the adopted level of service standards for schools in the five-year planning period. The schedule must be supported by relevant and appropriate data and analysis to demonstrate that the schedule is financially feasible. The funding sources for projects in the first three years of the schedule must be committed. The funding sources for projects in years four and five may be planned or committed, but projects with planned funding sources should also identify an alternative funding source.*

**Remedial Action Description:**

The City of Brooksville will adopt by reference the School Board's most recent Five-year Work Program for the years 2008-2009 to 2012-2013. The Work Program was adopted by the

Hernando County School Board on March 12, 2009. A copy of the Work Program is attached (Exhibit 1).

The language in Policy 5-3 of the Capital Improvements Element is amended to reflect adoption of the Work Program and is as follows:

**Policy 5-3:** ~~The current Hernando County School Board Five Year Work Plan is adopted by reference and is considered a part of the Capital Improvements Element of the City of Brooksville's Comprehensive Plan. This includes the annual update of the School Board Five-Year Work Plan to add a new fifth year to the document.~~ The City of Brooksville hereby adopts by reference the Hernando County School Board Five-year Work Program for FY 2008-2009 to FY 2012-2013, which was adopted on March 12, 2009. The City of Brooksville will adopt by reference each subsequently adopted work program by the Hernando County School Board into the Capital Improvements Element. NOTE: Any project listed as unfunded in the Five Year Work Program will not be considered for determining whether the adopted Level of Service is met in the five years of the work

I. Public Schools Facilities Element

A. Inconsistent provisions. *The inconsistent provisions of the Amendment under this subject heading are as follows:*

2. *The amendment is not supported by relevant and appropriate data and analysis regarding the existing and projected school deficiencies for the short and long-term planning time frames based on the adopted School Concurrency Service Area and the adopted level of service standards which are 100 percent of permanent Fish Capacity based on the Core Facilities. The data and analysis did not identify all of the school-related public facilities (level of service related to public facilities) that are necessary to meet the existing public facility deficiencies, the facilities that are necessary to meet future growth for the five-year and long-term planning time frames, and the facilities that are necessary to replace obsolete or worn-out facilities. The data and analysis did not demonstrate in an updated (2008-2009 to 2012-2013) Five-year Schedule of Capital Improvements which capital projects are needed to meet future demand.*

B. Recommended Remedial Actions.

2. *Providing data and analysis which projects the City's population and school impacts for the five-year period based on the Concurrency Service Areas and which demonstrates that the adopted level of service standards will be achieved and maintained in the Five-year planning time frame. The data and analysis should address population growth projections for each of the concurrency service areas and identify existing and projected school deficiencies based on the School Concurrency Service Areas and the adopted level of service standard which is 100 percent of permanent FISH Capacity based on Core Facilities. Thus the data should consider the available*

*capacity for all core facilities, such as dining facilities, at each school. The data and analysis must demonstrate that the City can achieve its adopted level of service standards for schools in the five-year planning time frame, or alternatively, a ten year planning time frame if the City adopts a long-term concurrency management system for schools, including a long-term (ten-year) Schedule of Capital Improvements for Schools, into the Comprehensive Plan.*

**Remedial Action Description:**

Data and analysis is provided in attachments demonstrating that the level of service standard will be achieved in all concurrency service areas by the end of the five-year planning period. Exhibit 2, General Population Estimates, April 1, 2008 through April 1, 2013, provides population projections by CSA for the five year period corresponding to the Hernando County School Board’s Five Year Work Program (Exhibit 1). Exhibit 3 details student population estimates by CSA for each of the academic years from 2008-2009 to 2012-2013. The exhibit addresses, by CSA, permanent student stations, added capacity, dining capacity, school dining capacity for LOS, total permanent capacity, projected enrollment and the percent of utilization of permanent capacity. Exhibit 3 also provides data for 2017-2018 and demonstrates that the level of service will be met in the 10 year time frame.

As indicated in Exhibit 3, redistricting and additional capacity at Explorer K-8 (middle) results in all but one of the elementary schools meeting the LOS standard in the 2008-2009 school year. All middle and high schools will meet the LOS standard, while one of the three magnet schools continues to exceed the standard. With additional capacity at Deltona and Suncoast Elementary Schools in school year 2009-2010, it is projected that none of the elementary schools exceed the LOS standard. All middle schools and all high schools meet the standard. The level of service standard continues to be exceeded by one of the three magnet schools. In school year 2010-2011, the addition of a K-8 facility results in no elementary school exceeding the LOS standard. All middle, high and magnet schools will meet the LOS in 2010-2011. In school years 2011-2012 and 2012-2013, all elementary, middle schools, high schools and magnet schools will meet the level of service standard.

The following table represents what the School District staff currently uses to determine the number of school age children generated by single family, multi-family, and mobile home units for each of the school types. This table represents the best available data for student generation rates.

	<b>STUDENT GENERATION RATES</b>		
	Single Family	Multi-family	Mobile Home
Elementary School	0.16	0.065	0.123
Middle School	0.105	0.02	0.062
High School	0.11	0.05	0.082
Total	0.375	0.135	0.267

Source: Henderson, Young & Company, Hernando County Educational System Impact Fee Study, 2007

*I. Public Schools Facilities Element*

*A. Inconsistent provisions. The inconsistent provisions of the Amendment under this subject heading are as follows:*

- 3. The City has not demonstrated that the adopted level or service standard can be achieved within the Five-year Schedule of Improvements for the Concurrency Service Areas. Part of the inability to demonstrate this is related to the 28 Concurrency Service Areas established by the City. A number of these Concurrency Service Areas do not have any schools in them and are not adjacent to Concurrency Service Areas that have schools or have schools only of a specific type (e.g. elementary). For these Areas there is no existing or planned school capacity and no ability to utilize capacity in adjacent Areas. Therefore, the Plan is not financially feasible since it does not provide for the maintenance and achievement of the adopted level of service standards in these Concurrency Service Areas.*

**Remedial Action Description:**

In conjunction with the Hernando County School Board, a series of maps providing service areas by school attendance zones has been created. The series includes four separate maps to correspond to the High School, Middle School, Elementary School and Magnet School attendance zones. The High School map contains 4 zones, while the Middle School map contains 6 zones, 11 zones are shown on the Elementary School map and one county-wide zone has been created for Magnet Schools. The High School, Middle School and Elementary School maps anticipate a zone for a new school facility in each. In the Element's section regarding Capacity Determination Standards, a new subparagraph is also added to address the bussing of students to contiguous CSAs for capacity purposes. The language limits the distance a student may travel on a bus.

Each CSA zone will contain a school and will provide capacity for each school type for any area within the County, thus allowing the adopted level of service standard to be achieved within the five year period required by Statute.

The following revised Public School Facilities Element policy addresses how the Concurrency Service Area maps will help ensure that the adopted school level of service standard will be achieved in the five year period:

**Policy 2-2:** CSAs will be based upon the school attendance zones for elementary, middle, high and K-8 schools and the best available data and methodology so that there is school capacity available in each CSA to meet the adopted LOS standard within the five-year period contained in the Florida Statutes.

Revisions to the level of service standard contained in Policy 1-1 of the Public School Facilities Element to clarify the interrelationship between the capacity of an individual school based on the FISH Capacity of Permanent Student Stations and the FISH Capacity for Core Facilities are proposed. The policy defines Core Facilities as permanent cafeteria capacity. An additional

policy is included to address the potential effect of program changes on school capacity (Policy 1-7). Proposed Policy 1-8 provides criteria to determine if available capacity in adjacent CSAs can be utilized. The amended language is as follows:

**Policy 1-1:** The Level of Service (LOS) standard set forth herein shall be applied consistently by the City and the School Board district-wide to all schools of the same type. The LOS standards to implement school concurrency shall be calculated as a percentage of Florida Inventory of School Houses ("FISH") as follows:

- (a) Elementary: 100% of permanent Florida Inventory of School Houses (FISH) Capacity based on the for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities of the particular elementary school (whichever is the greater number will be used for calculating student capacities for LOS).
- (b) Middle: 100% of permanent FISH Capacity based on the for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities of the particular middle school (whichever is the greater number will be used for calculating student capacities for LOS).
- (c) High: 100% of permanent FISH Capacity based on the for Permanent Student Stations and 100% of Permanent FISH Capacity for Core Facilities of the particular high school (whichever is the greater number will be used for calculating student capacities for LOS).
- (d) K-8: 100% of permanent FISH Capacity based on the Core Facilities of the particular middle (K-8) school [note: the Florida Department of Education presently treats a K-8 school as a middle school for purposes of FISH]. Magnet schools will maintain the level of service standard for the type of school for which it is constructed, whether an elementary, middle or high school.
- (e) For purposes of this section, Core Facilities shall mean Permanent Cafeteria Capacity based on FISH standards.

**Policy 1-7**

The level of service standard is also measured to account for programmatic changes which have consistent and measurable capacity impacts including but not limited to double sessions, floating teachers, year-round operations and special education programs. To determine available capacity as a result of programmatic changes, there must be student stations at each grade level for the particular schools in the Concurrency Service Areas (CSA) affected.

**Policy 1-8**

In order to determine if the available adjacent capacity can be utilized, the following additional criteria shall apply:

- (a) Travel time and distance: School bus route from the school to the site of the proposed development should not exceed 50 minutes;
- (b) Areas established for the purpose of establishing student diversity at schools shall not be used to determine capacity;
- (c) If the boundary is adjacent based on its connection by the Withlacoochee State Forest, it should not be deemed adjacent;
- (d) Where capacity is reserved for a specific academic program, it cannot be claimed in an adjacent concurrency service area.

# **EXHIBIT 1**

**INTRODUCTION**

The 5-Year District Facilities Work Program is a very important document. The Department of Education, Legislature, Governor's Office, Division of Community Planning (growth management), local governments, and others use the work program information for various needs including funding, planning, and as the authoritative source for school facilities related information.

The district's facilities work program must be a complete, balanced capital outlay plan that is financially feasible. The first year of the work program is the districts capital outlay budget. To determine if the work program is balanced and financially feasible, the "Net Available Revenue" minus the "Funded Projects Costs" should sum to zero for "Remaining Funds".

If the "Remaining Funds" balance is zero, then the plan is both balanced and financially feasible.  
 If the "Remaining Funds" balance is negative, then the plan is neither balanced nor feasible.  
 If the "Remaining Funds" balance is greater than zero, the plan may be feasible, but it is not balanced.

**Summary of revenue/expenditures available for new construction and remodeling projects only.**

	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	Five Year Total
Total Revenues	\$169,849,268	\$4,097,499	\$5,691,616	\$7,843,481	\$6,288,471	\$193,770,335
Total Project Costs	\$161,357,557	\$4,097,499	\$5,691,616	\$7,843,481	\$6,288,471	\$185,278,624
Difference (Remaining Funds)	\$8,491,711	\$0	\$0	\$0	\$0	\$8,491,711

District **HERNANDO COUNTY SCHOOL DISTRICT**  
 Fiscal Year Range

**CERTIFICATION**

By submitting this electronic document, we certify that all information provided in this 5-year district facilities work program is accurate, all capital outlay resources are fully reported, and the expenditures planned represent a complete and balanced capital outlay plan for the district. The district Superintendent and Chief Financial Officer have approved the information contained in this 5-year district facilities work program, and they have approved this submission and certify to the Department of Education, Office of Educational Facilities, that the information contained herein is correct and accurate. We understand that any information contained in this 5-year district facilities work program is subject to audit by the Auditor General of the State of Florida.

**DISTRICT SUPERINTENDENT** Wayne S. Alexander, Ed.D.  
**CHIEF FINANCIAL OFFICER** Desiree Henegar  
**DISTRICT POINT-OF-CONTACT PERSON** Desiree Henegar and Roland Bavota  
**JOB TITLE** CFO and Director of Facilities  
**PHONE NUMBER** 352 797-7004  
**E-MAIL ADDRESS** henegar\_d@hcsb.k12.fl.us or bavota\_r@hcsb.k12.fl.us

## Expenditures

### Expenditure for Maintenance, Repair and Renovation from 2-Mills and PECO

Annually, prior to the adoption of the district school budget, each school board must prepare a tentative district facilities work program that includes a schedule of major repair and renovation projects necessary to maintain the educational and ancillary facilities of the district.

Item	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
HVAC	\$739,707	\$140,000	\$140,000	\$100,000	\$100,000	\$1,219,707
Locations:	DISTRICT MAINTENANCE/PLANT OPERATIONS, EASTSIDE ELEMENTARY, FRANK W SPRINGSTEAD SENIOR HIGH, NATURE COAST TECHNICAL HIGH, PINE GROVE ELEMENTARY, POWELL MIDDLE, WEST HERNANDO MIDDLE					
Flooring	\$278,047	\$200,000	\$200,000	\$100,000	\$100,000	\$878,047
Locations:	BROOKSVILLE ELEMENTARY, CENTRAL SENIOR HIGH, CHOCACHATTI ELEMENTARY, DELORES S PARROTT MIDDLE, DISTRICT MAINTENANCE/PLANT OPERATIONS, EASTSIDE ELEMENTARY, FOX CHAPEL MIDDLE, HERNANDO SENIOR HIGH, NATURE COAST TECHNICAL HIGH, PINE GROVE ELEMENTARY, POWELL MIDDLE, SUNCOAST ELEMENTARY, WEST HERNANDO MIDDLE					
Roofing	\$1,341,915	\$0	\$500,000	\$500,000	\$500,000	\$2,841,915
Locations:	CENTRAL SENIOR HIGH, DELTONA ELEMENTARY, DISTRICT MAINTENANCE/PLANT OPERATIONS, EASTSIDE ELEMENTARY, HERNANDO SENIOR HIGH, POWELL MIDDLE, TRANSPORTATION 2, WEST HERNANDO MIDDLE, WESTSIDE ELEMENTARY					
Safety to Life	\$440,285	\$113,341	\$100,000	\$100,000	\$100,000	\$853,626
Locations:	CENTRAL SENIOR HIGH, CHOCACHATTI ELEMENTARY, DELORES S PARROTT MIDDLE, DISTRICT MAINTENANCE/PLANT OPERATIONS, EASTSIDE ELEMENTARY, FOX CHAPEL MIDDLE, FRANK W SPRINGSTEAD SENIOR HIGH, HERNANDO SENIOR HIGH, NATURE COAST TECHNICAL HIGH, PINE GROVE ELEMENTARY, POWELL MIDDLE, SUNCOAST ELEMENTARY, WEST HERNANDO MIDDLE					
Fencing	\$47,449	\$1,000	\$50,000	\$50,000	\$50,000	\$198,449
Locations:	DISTRICT MAINTENANCE/PLANT OPERATIONS, HERNANDO SENIOR HIGH, PINE GROVE ELEMENTARY					
Parking	\$18,449	\$50,000	\$50,000	\$50,000	\$50,000	\$218,449
Locations:	DELTONA ELEMENTARY, DISTRICT MAINTENANCE/PLANT OPERATIONS					
Electrical	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Fire Alarm	\$68,135	\$50,000	\$50,000	\$27,562	\$30,000	\$225,697
Locations:	DISTRICT MAINTENANCE/PLANT OPERATIONS, FRANK W SPRINGSTEAD SENIOR HIGH, POWELL MIDDLE, SUNCOAST ELEMENTARY, WEST HERNANDO MIDDLE					
Telephone/Intercom System	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Closed Circuit Television	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
Paint	\$19,551	\$21,540	\$20,000	\$20,000	\$33,033	\$114,124
Locations:	DISTRICT MAINTENANCE/PLANT OPERATIONS					
Maintenance/Repair	\$0	\$0	\$0	\$0	\$0	\$0
Locations:	No Locations for this expenditure.					
<b>Sub Total:</b>	<b>\$2,953,538</b>	<b>\$575,881</b>	<b>\$1,110,000</b>	<b>\$947,562</b>	<b>\$963,033</b>	<b>\$6,550,014</b>

HERNANDO COUNTY SCHOOL DISTRICT

2008 - 2009 Work Plan

PECO Maintenance Expenditures	\$853,454	\$1,024,932	\$1,371,724	\$1,297,562	\$1,293,033	\$5,840,705
<b>Two Mill Sub Total:</b>	<b>\$3,878,659</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,878,659</b>

Other Items	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
Ctywide Asbestos	\$92,165	\$100,000	\$90,000	\$50,000	\$30,000	\$362,165
Locations	DISTRICT MAINTENANCE/PLANT OPERATIONS, FRANK W SPRINGSTEAD SENIOR HIGH					
Indoor Air Quality	\$762,220	\$0	\$100,000	\$200,000	\$100,000	\$1,162,220
Locations	DISTRICT MAINTENANCE/PLANT OPERATIONS, HERNANDO SENIOR HIGH, JOHN D FLOYD ELEMENTARY, MOTON ELEMENTARY, PINE GROVE ELEMENTARY					
Ctywide Building Maintenance	\$866,308	\$349,051	\$71,724	\$100,000	\$100,000	\$1,487,083
Locations	BROOKSVILLE ELEMENTARY, CENTRAL SENIOR HIGH, CHALLENGER K-8 SCHOOL OF SCIENCE AND MATHEMATICS, CHOCACHATTI ELEMENTARY, DELORES S PARROTT MIDDLE, DELTONA ELEMENTARY, DISTRICT MAINTENANCE/PLANT OPERATIONS, EASTSIDE ELEMENTARY, FOX CHAPEL MIDDLE, FRANK W SPRINGSTEAD SENIOR HIGH, HERNANDO SENIOR HIGH, JOHN D FLOYD ELEMENTARY, MOTON ELEMENTARY, PINE GROVE ELEMENTARY, POWELL MIDDLE, SPRING HILL ELEMENTARY, STAR EDUCATION CENTER, SUNCOAST ELEMENTARY, TRANSPORTATION 2, WESTSIDE ELEMENTARY					
Ctywide Restrooms	\$144	\$0	\$0	\$0	\$50,000	\$50,144
Locations	MOTON ELEMENTARY					
Ctywide Theaters	\$25,500	\$0	\$0	\$0	\$50,000	\$75,500
Locations	FRANK W SPRINGSTEAD SENIOR HIGH					
Technology Wiring	\$32,238	\$0	\$0	\$0	\$0	\$32,238
Locations	HERNANDO ADMINISTRATIVE SUPPORT					
<b>Total:</b>	<b>\$4,732,113</b>	<b>\$1,024,932</b>	<b>\$1,371,724</b>	<b>\$1,297,562</b>	<b>\$1,293,033</b>	<b>\$9,719,364</b>

**Local Two Mill Expenditure For Maintenance, Repair and Renovation**

Anticipated expenditures expected from local funding sources over the years covered by the current work plan.

Item	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
Remaining Maint and Repair from 1.75 Mills	\$3,878,659	\$0	\$0	\$0	\$0	\$3,878,659
Maintenance/Repair Salaries	\$1,547,501	\$3,250,000	\$3,250,000	\$3,250,000	\$3,250,000	\$14,547,501
School Bus Purchases	\$211,700	\$1,500,000	\$1,522,834	\$1,546,910	\$1,583,996	\$6,365,440
Other Vehicle Purchases	\$0	\$0	\$0	\$0	\$0	\$0
Capital Outlay Equipment	\$1,991,132	\$3,000,000	\$3,045,668	\$2,319,661	\$3,167,993	\$13,524,454
Rent/Lease Payments	\$1,820,392	\$2,024,865	\$2,024,865	\$2,024,865	\$2,024,865	\$9,919,852
COP Debt Service	\$7,831,636	\$7,889,640	\$8,648,333	\$8,358,240	\$8,358,240	\$41,086,089
Rent/Lease Relocatables	\$0	\$0	\$0	\$0	\$0	\$0
Environmental Problems	\$0	\$0	\$0	\$0	\$0	\$0
s.1011.14 Debt Service	\$0	\$0	\$0	\$0	\$0	\$0
Special Facilities Account	\$0	\$0	\$0	\$0	\$0	\$0
Ctywide Safety	\$258,860	\$258,860	\$158,860	\$258,860	\$258,860	\$1,194,300

Ctywide Maintenance	\$400,000	\$0	\$0	\$0	\$0	\$400,000
Roofing	\$449,938	\$400,000	\$450,000	\$505,000	\$400,000	\$2,204,938
HVAC	\$0	\$454,692	\$100,000	\$800,000	\$215,217	\$1,569,909
Flooring	\$40,000	\$0	\$24,774	\$0	\$0	\$64,774
Ctywide ADA/Indoor Air	\$0	\$300,000	\$44,503	\$400,000	\$400,000	\$1,144,503
Land	\$136,683	\$0	\$0	\$0	\$0	\$136,683
Ctywide Fencing	\$29,000	\$0	\$0	\$0	\$0	\$29,000
Telecom	\$392,674	\$100,000	\$100,000	\$100,000	\$100,000	\$792,674
<b>Local Expenditure Totals:</b>	<b>\$18,988,175</b>	<b>\$19,178,057</b>	<b>\$19,369,837</b>	<b>\$19,563,536</b>	<b>\$19,759,171</b>	<b>\$96,858,776</b>

## Revenue

### 2 Mill Revenue Source

Schedule of Estimated Capital Outlay Revenue from each currently approved source which is estimated to be available for expenditures on the projects included in the tentative district facilities work program. All amounts are NET after considering carryover balances, interest earned, new COP's, 1011.14 and 1011.15 loans, etc. Districts cannot use 2-Mill funds for salaries except for those explicitly associated with maintenance/repair projects. (1011.71 (5), F.S.)

Item	Fund	2008 - 2009 Actual Value	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
(1) Non-exempt property assessed valuation		\$11,421,458,627	\$11,535,673,213	\$11,651,029,945	\$11,767,540,245	\$11,885,215,647	\$58,260,917,677
(2) The Millege projected for discretionary capital outlay per s.1011.71		1.75	1.75	1.75	1.75	1.75	
(3) Full value of the 2-Mill discretionary capital outlay per s.1011.71		\$18,988,175	\$19,178,057	\$19,369,837	\$19,563,536	\$19,759,171	\$96,858,776
(4) Value of the portion of the 2-Mills ACTUALLY levied	370	\$18,988,175	\$19,178,057	\$19,369,837	\$19,563,536	\$19,759,171	\$96,858,776
(5) Difference of lines (3) and (4)		\$0	\$0	\$0	\$0	\$0	\$0

### PECO Revenue Source

The figure in the row designated "PECO Maintenance" will be subtracted from funds available for new construction because PECO maintenance dollars cannot be used for new construction.

Item	Fund	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
PECO New Construction	340	\$3,684,106	\$0	\$830,149	\$2,537,901	\$1,014,495	\$8,066,651
PECO Maintenance Expenditures		\$853,454	\$1,024,932	\$1,371,724	\$1,297,562	\$1,293,033	\$5,840,705
		\$4,537,560	\$1,024,932	\$2,201,873	\$3,835,463	\$2,307,528	\$13,907,356

### CO & DS Revenue Source

Revenue from Capital Outlay and Debt Service funds.

Item	Fund	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
CO & DS Cash Flow-through Distributed	360	\$201,499	\$201,499	\$201,499	\$201,499	\$201,499	\$1,007,495
CO & DS Interest on Undistributed CO	360	\$20,557	\$20,557	\$20,557	\$20,557	\$20,557	\$102,785
		\$222,056	\$222,056	\$222,056	\$222,056	\$222,056	\$1,110,280

**Fair Share Revenue Source**

All legally binding commitments for proportionate fair-share mitigation for impacts on public school facilities must be included in the 5-year district work program.

Nothing reported for this section.

**Sales Surtax Referendum**

Specific information about any referendum for a 1-cent or 1/2-cent surtax referendum during the previous year.

Did the school district hold a surtax referendum during the past fiscal year 2007 - 2008?

No

**Additional Revenue Source**

Any additional revenue sources

Item	2008 - 2009 Actual Value	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total
Proceeds from a s.1011.14/15 F.S. Loans	\$0	\$0	\$0	\$0	\$0	\$0
District Bonds - Voted local bond referendum proceeds per s.9, Art VII State Constitution	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Special Act Bonds	\$0	\$0	\$0	\$0	\$0	\$0
Estimated Revenue from CO & DS Bond Sale	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Voted Capital Improvements millage	\$0	\$0	\$0	\$0	\$0	\$0
Other Revenue for Other Capital Projects	\$488,029	\$147,445	\$147,445	\$147,445	\$147,445	\$1,077,809
Proceeds from 1/2 cent sales surtax authorized by school board	\$16,720,656	\$9,726,838	\$10,485,531	\$10,915,438	\$10,915,438	\$58,763,901
Proceeds from local governmental infrastructure sales surtax	\$0	\$0	\$0	\$0	\$0	\$0
Proceeds from Certificates of Participation (COP's) Sale	\$46,179,461	\$0	\$0	\$0	\$0	\$46,179,461
Classrooms First Bond proceeds amount authorized in FY 1997-98	\$0	\$0	\$0	\$0	\$0	\$0
Classrooms for Kids	\$30,671,335	\$0	\$0	\$0	\$0	\$30,671,335
District Equity Recognition	\$0	\$0	\$0	\$0	\$0	\$0

Federal Grants	\$0	\$0	\$0	\$0	\$0	\$0
Proportionate share mitigation (actual cash revenue only, not in kind donations)	\$0	\$0	\$0	\$0	\$0	\$0
Impact fees received	\$7,039,515	\$109,755	\$109,755	\$109,755	\$109,755	\$7,478,535
Private donations	\$0	\$0	\$0	\$0	\$0	\$0
Grants from local governments or not-for-profit organizations	\$0	\$0	\$0	\$0	\$0	\$0
Interest, Including Profit On Investment	\$2,456,482	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$6,456,482
Revenue from Bonds pledging proceeds from 1 cent or 1/2 cent Sales Surtax	\$47,511,807	\$0	\$0	\$0	\$0	\$47,511,807
Fund Balance Carried Forward	\$33,192,968	\$0	\$0	\$0	\$0	\$33,192,968
Obligated Fund Balance Carried Forward	(\$10,062,698)	\$0	\$0	\$0	\$0	(\$10,062,698)
Special Facilities Account	\$0	-\$0	\$0	\$0	\$0	\$0
One Cent - 1/2 Cent Sales Surtax Debt Service	(\$8,254,449)	(\$7,108,595)	(\$7,103,320)	(\$7,089,114)	(\$7,120,718)	(\$36,676,196)
<b>Subtotal</b>	<b>\$165,943,106</b>	<b>\$3,875,443</b>	<b>\$4,639,411</b>	<b>\$5,083,524</b>	<b>\$5,051,920</b>	<b>\$184,593,404</b>

**Total Revenue Summary**

Item Name	2008 - 2009 Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Five Year Total
Local 1.75 Mill Discretionary Capital Outlay Revenue	\$18,988,175	\$19,178,057	\$19,369,837	\$19,563,536	\$19,759,171	\$96,858,776
PECO and 1.75 Mill Maint and Other 1.75 Mill Expenditures	(\$18,988,175)	(\$19,178,057)	(\$19,369,837)	(\$19,563,536)	(\$19,759,171)	(\$96,858,776)
PECO Maintenance Revenue	\$853,454	\$1,024,932	\$1,371,724	\$1,297,562	\$1,293,033	\$5,840,705
Available 2 Mill for New Construction	\$0	\$0	\$0	\$0	\$0	\$0

Item Name	2008 - 2009 Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Five Year Total
CO & DS Revenue	\$222,056	\$222,056	\$222,056	\$222,056	\$222,056	\$1,110,280
PECO New Construction Revenue	\$3,684,106	\$0	\$830,149	\$2,537,901	\$1,014,495	\$8,066,651
Other/Additional Revenue	\$165,943,106	\$3,875,443	\$4,639,411	\$5,083,524	\$5,051,920	\$184,593,404
<b>Total Additional Revenue</b>	<b>\$169,849,268</b>	<b>\$4,097,499</b>	<b>\$5,691,616</b>	<b>\$7,843,481</b>	<b>\$6,288,471</b>	<b>\$193,770,335</b>
<b>Total Available Revenue</b>	<b>\$169,849,268</b>	<b>\$4,097,499</b>	<b>\$5,691,616</b>	<b>\$7,843,481</b>	<b>\$6,288,471</b>	<b>\$193,770,335</b>

**Project Schedules**

**Capacity Project Schedules**

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	Total	Funded
roll forward prior yr (formerly Elementary "J") opened 8/08	EXPLORER K-8	Planned Cost:	\$5,498,762	\$0	\$0	\$0	\$0	\$5,498,762	Yes
		Student Stations:	2,103	0	0	0	0	2,103	
		Total Classrooms:	97	0	0	0	0	97	
		Gross Sq Ft:	273,355	0	0	0	0	273,355	
roll forward project prior year Classroom Additions/Cafeteria	HERNANDO SENIOR HIGH	Planned Cost:	\$3,905,415	\$0	\$0	\$0	\$0	\$3,905,415	Yes
		Student Stations:	200	0	0	0	0	200	
		Total Classrooms:	8	0	0	0	0	8	
		Gross Sq Ft:	17,791	0	0	0	0	17,791	
roll forward prj p/y Classroom Addition and other improvements	FRANK W SPRINGSTEAD SENIOR HIGH	Planned Cost:	\$2,458,008	\$0	\$0	\$0	\$0	\$2,458,008	Yes
		Student Stations:	400	0	0	0	0	400	
		Total Classrooms:	16	0	0	0	0	16	
		Gross Sq Ft:	1	0	0	0	0	1	
roll forward project prior yr - Add 9th Grade Center	CENTRAL SENIOR HIGH	Planned Cost:	\$710,666	\$0	\$0	\$0	\$0	\$710,666	Yes
		Student Stations:	700	0	0	0	0	700	
		Total Classrooms:	27	0	0	0	0	27	
		Gross Sq Ft:	44,914	0	0	0	0	44,914	
Phase I Master Plan	PINE GROVE ELEMENTARY	Planned Cost:	\$9,030,184	\$0	\$0	\$0	\$0	\$9,030,184	Yes
		Student Stations:	432	0	0	0	0	432	
		Total Classrooms:	23	0	0	0	0	23	
		Gross Sq Ft:	23,520	0	0	0	0	23,520	
Phase I Master Plan	JOHN D FLOYD ELEMENTARY	Planned Cost:	\$9,027,556	\$0	\$0	\$0	\$0	\$9,027,556	Yes
		Student Stations:	507	0	0	0	0	507	
		Total Classrooms:	23	0	0	0	0	23	

HERNANDO COUNTY SCHOOL DISTRICT

2008 - 2009 Work Plan

		Gross Sq Ft:	30,347	0	0	0	0	30,347	
roll forward project prior yr - Classrooms/Cafeteria	SPRING HILL ELEMENTARY	Planned Cost:	\$158,240	\$0	\$0	\$0	\$0	\$158,240	Yes
		Student Stations:	216	0	0	0	0	216	
		Total Classrooms:	12	0	0	0	0	12	
		Gross Sq Ft:	26,829	0	0	0	0	26,829	
roll forward project prior yrs - Classroom Addition	POWELL MIDDLE	Planned Cost:	\$22,429	\$0	\$0	\$0	\$0	\$22,429	Yes
		Student Stations:	220	0	0	0	0	220	
		Total Classrooms:	10	0	0	0	0	10	
		Gross Sq Ft:	15,210	0	0	0	0	15,210	
New High School "EEE"	Location not specified	Planned Cost:	\$57,504,257	\$0	\$0	\$0	\$0	\$57,504,257	Yes
		Student Stations:	0	0	1,609	0	0	1,609	
		Total Classrooms:	0	0	62	0	0	62	
		Gross Sq Ft:	0	0	204,196	0	0	204,196	
New Elementary/High School I-75 PDD	Location not specified	Planned Cost:	\$1,449,942	\$0	\$1,490,665	\$3,523,681	\$2,011,026	\$8,475,314	Yes
		Student Stations:	0	0	0	0	1,558	1,558	
		Total Classrooms:	0	0	0	0	90	90	
		Gross Sq Ft:	0	0	0	0	260,803	260,803	
K-8 Elementary K--- at US 19 on same site as High School EEE	Location not specified	Planned Cost:	\$34,905,510	\$0	\$0	\$0	\$0	\$34,905,510	Yes
		Student Stations:	0	0	0	1,412	0	1,412	
		Total Classrooms:	0	0	0	64	0	64	
		Gross Sq Ft:	0	0	0	142,866	0	142,866	
Purchase Portables/Upgrade and prin/int exist portables	Location not specified	Planned Cost:	\$1,606,932	\$1,000,000	\$1,018,506	\$1,037,355	\$1,056,553	\$5,719,346	Yes
		Student Stations:	1	1	1	1	1	5	
		Total Classrooms:	0	0	0	0	0	0	
		Gross Sq Ft:	1	1	1	1	1	5	

roll forward project prior year - Building Addition	NATURE COAST TECHNICAL HIGH	Planned Cost:	\$54,823	\$0	\$0	\$0	\$0	\$54,823	Yes
		Student Stations:	226	0	0	0	0	226	
		Total Classrooms:	9	0	0	0	0	9	
		Gross Sq Ft:	15,924	0	0	0	0	15,924	
Master Plan	DELTONA ELEMENTARY	Planned Cost:	\$8,608,822	\$0	\$0	\$0	\$0	\$8,608,822	Yes
		Student Stations:	0	0	500	0	0	500	
		Total Classrooms:	0	0	27	0	0	27	
		Gross Sq Ft:	0	0	25,500	0	0	25,500	
Master Plan	WESTSIDE ELEMENTARY	Planned Cost:	\$9,039,068	\$0	\$0	\$0	\$0	\$9,039,068	Yes
		Student Stations:	0	0	0	0	500	500	
		Total Classrooms:	0	0	0	0	27	27	
		Gross Sq Ft:	0	0	0	0	25,500	25,500	
Master Plan	SUNCOAST ELEMENTARY	Planned Cost:	\$9,186,049	\$0	\$0	\$0	\$0	\$9,186,049	Yes
		Student Stations:	0	0	500	0	0	500	
		Total Classrooms:	0	0	27	0	0	27	
		Gross Sq Ft:	0	0	25,500	0	0	25,500	

Planned Cost:	\$153,166,663	\$1,000,000	\$2,509,171	\$4,561,036	\$3,067,579	\$164,304,449
Student Stations:	5,005	1	2,610	1,413	2,059	11,088
Total Classrooms:	225	0	116	64	117	522
Gross Sq Ft:	447,892	1	255,197	142,867	286,304	1,132,261

**Other Project Schedules**

Major renovations, remodeling, and additions of capital outlay projects that do not add capacity to schools.

Project Description	Location	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total	Funded
Land	Location not specified	\$3,224,535	\$3,015,054	\$3,100,000	\$3,200,000	\$3,138,447	\$15,678,036	Yes
Gulf Coast Academy Charter School - Capital Outlay	Location not specified	\$82,445	\$82,445	\$82,445	\$82,445	\$82,445	\$412,225	Yes
Curb stops	CHALLENGER K-8 SCHOOL OF SCIENCE AND MATHEMATICS	\$6,810	\$0	\$0	\$0	\$0	\$6,810	Yes

HERNANDO COUNTY SCHOOL DISTRICT

2008 - 2009 Work Plan

Restrooms/Concession	FRANK W SPRINGSTEAD SENIOR HIGH	\$298,508	\$0	\$0	\$0	\$0	\$298,508	Yes
Bus Access	JOHN D FLOYD ELEMENTARY	\$4,498	\$0	\$0	\$0	\$0	\$4,498	Yes
Walkway covers Various Schools	Location not specified	\$387,366	\$0	\$0	\$0	\$0	\$387,366	Yes
Auxillary Fuel Tank	TRANSPORTATION 2	\$27,137	\$0	\$0	\$0	\$0	\$27,137	Yes
County Office Renovations	HERNANDO ADMINISTRATIVE SUPPORT	\$42,500	\$0	\$0	\$0	\$0	\$42,500	Yes
Additional Parking	SPRING HILL ELEMENTARY	\$30,000	\$0	\$0	\$0	\$0	\$30,000	Yes
Parent Pickup	DELTONA ELEMENTARY	\$77,436	\$0	\$0	\$0	\$0	\$77,436	Yes
Countwide Paving	HERNANDO SENIOR HIGH	\$50,000	\$0	\$0	\$0	\$0	\$50,000	Yes
Countywide Paving	DISTRICT MAINTENANCE/PLANT OPERATIONS	\$81,000	\$0	\$0	\$0	\$0	\$81,000	Yes
Capital Outlay Equipment	Location not specified	\$3,878,659	\$0	\$0	\$0	\$0	\$3,878,659	Yes
		\$8,190,894	\$3,097,499	\$3,182,445	\$3,282,445	\$3,220,892	\$20,974,175	

Additional Project Schedules

Any projects that are not identified in the last approved educational plant survey.

Project Description	Location	Num Classrooms	2008 - 2009 Actual Budget	2009 - 2010 Projected	2010 - 2011 Projected	2011 - 2012 Projected	2012 - 2013 Projected	Total	Funded
Phase II Master Plan	JOHN D FLOYD ELEMENTARY	0	\$1	\$0	\$0	\$0	\$0	\$1	No
Phase II Master Plan	PINE GROVE ELEMENTARY	0	\$1	\$0	\$0	\$0	\$0	\$1	No
Phase II Master Plan	WESTSIDE ELEMENTARY	0	\$1	\$0	\$0	\$0	\$0	\$1	No
Phase II Master Plan	SUNCOAST ELEMENTARY	0	\$1	\$0	\$0	\$0	\$0	\$1	No
Classroom Expansion	HERNANDO SENIOR HIGH	0	\$1	\$0	\$0	\$0	\$0	\$1	No
		0	\$5	\$0	\$0	\$0	\$0	\$5	

Non Funded Growth Management Project Schedules

Schedule indicating which projects, due to planned development, that CANNOT be funded from current revenues projected over the next five years.

Nothing reported for this section.

# Tracking

## Capacity Tracking

Location	2008 - 2009 Satis. Stu. Sta.	Actual 2008 - 2009 FISH Capacity	Actual 2007 - 2008 COFTE	# Class Rooms	Actual Average 2008 - 2009 Class Size	Actual 2008 - 2009 Utilization	New Stu. Capacity	New Rooms to be Added/Removed	Projected 2012 - 2013 COFTE	Projected 2012 - 2013 Utilization	Projected 2012 - 2013 Class Size
HERNANDO SENIOR HIGH	1,878	1,784	1,424	78	18	80.00 %	190	8	1,487	75.00 %	17
BROOKSVILLE ELEMENTARY	941	941	774	50	15	82.00 %	0	0	840	89.00 %	17
STAR EDUCATION CENTER	141	141	78	13	6	55.00 %	0	0	79	56.00 %	6
WESTSIDE ELEMENTARY	1,032	1,032	954	56	17	92.00 %	0	0	797	77.00 %	14
EASTSIDE ELEMENTARY	754	754	659	41	16	87.00 %	0	0	659	87.00 %	16
FRANK W SPRINGSTEAD SENIOR HIGH	2,527	2,401	2,015	98	21	84.00 %	380	16	2,079	75.00 %	18
FOX CHAPEL MIDDLE	1,298	1,168	956	56	17	82.00 %	0	0	1,038	89.00 %	19
SPRING HILL ELEMENTARY	1,345	1,345	1,013	70	14	75.00 %	216	12	696	45.00 %	8
POWELL MIDDLE	1,199	1,079	1,238	51	24	115.00 %	198	10	1,096	86.00 %	18
JOHN D FLOYD ELEMENTARY	1,508	1,357	1,612	74	22	119.00 %	456	23	1,750	97.00 %	18
DELORES S PARROTT MIDDLE	1,187	1,068	823	53	16	77.00 %	0	0	893	84.00 %	17
CENTRAL SENIOR HIGH	2,434	2,312	1,988	102	19	86.00 %	665	27	2,052	69.00 %	16
PINE GROVE ELEMENTARY	1,252	1,252	1,355	65	21	108.00 %	432	23	1,216	72.00 %	14
WEST HERNANDO MIDDLE	1,494	1,345	1,112	66	17	83.00 %	0	0	1,122	83.00 %	17
DELTONA ELEMENTARY	1,156	1,156	973	61	16	84.00 %	500	27	1,056	64.00 %	12
MOTON ELEMENTARY	808	808	764	47	16	95.00 %	0	0	829	103.00 %	18
SUNCOAST ELEMENTARY	1,006	1,006	934	53	18	93.00 %	500	27	972	65.00 %	12
CHOCACHATTI ELEMENTARY	963	963	924	49	19	96.00 %	0	0	924	96.00 %	19
NATURE COAST TECHNICAL HIGH	1,368	1,231	1,418	58	24	115.00 %	203	9	1,418	99.00 %	21
CHALLENGER K-8 SCHOOL OF SCIENCE AND MATHEMATICS	1,732	1,559	1,469	79	19	94.00 %	0	0	1,469	94.00 %	19
DAWN CENTER	0	0	0	0	0	0.00 %	0	0	0	0.00 %	0

EXPLORER K-8	2,103	0	0	97	0	0.00 %	0	0	2,000	0.00 %	21
	28,126	24,702	22,482	1,317	17	91.01 %	3,740	182	24,472	86.04 %	16

The COFTE Projected Total (24,472) for 2012 - 2013 must match the Official Forecasted COFTE Total (24,472 ) for 2012 - 2013 before this section can be completed. In the event that the COFTE Projected Total does not match the Official forecasted COFTE, then the Balanced Projected COFTE Table should be used to balance COFTE.

Projected COFTE for 2012 - 2013	
Elementary (PK-3)	7,915
Middle (4-8)	9,442
High (9-12)	7,115
	24,472

Grade Level Type	Balanced Projected COFTE for 2012 -2013
Elementary (PK-3)	0
Middle (4-8)	0
High (9-12)	0
	24,472

**Relocatable Replacement**

Number of relocatable classrooms clearly identified and scheduled for replacement in the school board adopted financially feasible 5-year district work program.

Location	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	Year 5 Total
Total Relocatable Replacements:	0	0	0	0	0	0

**Charter Schools Tracking**

Information regarding the use of charter schools.

Location-Type	# Relocatable units or permanent classrooms	Owner	Year Started or Scheduled	Student Stations	Students Enrolled	Years in Contract	Total Charter Students projected for 2012 - 2013
Gulf Coast Academy	5	LEASE RENT	2003	120	108	15	120
	5			120	108		120

**Special Purpose Classrooms Tracking**

The number of classrooms that will be used for certain special purposes in the current year, by facility and type of classroom, that the district will, 1), not use for educational purposes, and 2), the co-teaching classrooms that are not open plan classrooms and will be used for educational purposes.

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
Total Educational Classrooms:		0	0	0	0	0	0

School	School Type	# of Elementary K-3 Classrooms	# of Middle 4-8 Classrooms	# of High 9-12 Classrooms	# of ESE Classrooms	# of Combo Classrooms	Total Classrooms
Total Co-Teaching Classrooms:		0	0	0	0	0	0

**Infrastructure Tracking**

Necessary offsite infrastructure requirements resulting from expansions or new schools. This section should include infrastructure information related to capacity project schedules and other project schedules (Section 4).

Not Specified

Proposed location of planned facilities, whether those locations are consistent with the comprehensive plans of all affected local governments, and recommendations for infrastructure and other improvements to land adjacent to existing facilities. Provisions of 1013.33(12), (13) and (14) and 1013.36 must be addressed for new facilities planned within the 1st three years of the plan (Section 5).

Not Specified

Consistent with Comp Plan? No

**Net New Classrooms**

The number of classrooms, by grade level and type of construction, that were added during the last fiscal year.

List the net new classrooms added in the 2007 - 2008 fiscal year.					List the net new classrooms to be added in the 2008 - 2009 fiscal year.			
"Classrooms" is defined as capacity carrying classrooms that are added to increase capacity to enable the district to meet the Class Size Amendment.					Totals for fiscal year 2008 - 2009 should match totals in Section 15A.			
Location	2007 - 2008 # Permanent	2007 - 2008 # Modular	2007 - 2008 # Relocatable	2007 - 2008 Total	2008 - 2009 # Permanent	2008 - 2009 # Modular	2008 - 2009 # Relocatable	2008 - 2009 Total
Elementary (PK-3)	0	0	0	0	107	0	0	107
Middle (4-8)	0	0	0	0	58	0	0	58
High (9-12)	0	0	0	0	60	0	0	60
	0	0	0	0	225	0	0	225

**Relocatable Student Stations**

Number of students that will be educated in relocatable units, by school, in the current year, and the projected number of students for each of the years in the workplan.

Site	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013	5 Year Average
BROOKSVILLE ELEMENTARY	190	0	0	0	0	38
STAR EDUCATION CENTER	45	0	0	0	0	9
WESTSIDE ELEMENTARY	458	0	0	0	0	92
EASTSIDE ELEMENTARY	18	0	0	0	0	4
HERNANDO SENIOR HIGH	230	0	0	0	0	46
SUNCOAST ELEMENTARY	262	0	0	0	0	52
CHOCACHATTI ELEMENTARY	226	0	0	0	0	45
NATURE COAST TECHNICAL HIGH	0	0	0	0	0	0

DELTONA ELEMENTARY	413	0	0	0	0	83
MOTON ELEMENTARY	118	0	0	0	0	24
POWELL MIDDLE	0	0	0	0	0	0
JOHN D FLOYD ELEMENTARY	794	0	0	0	0	159
DELORES S PARROTT MIDDLE	57	0	0	0	0	11
CENTRAL SENIOR HIGH	150	0	0	0	0	30
PINE GROVE ELEMENTARY	564	0	0	0	0	113
WEST HERNANDO MIDDLE	220	0	0	0	0	44
EXPLORER K-8	0	0	0	0	0	0
CHALLENGER K-8 SCHOOL OF SCIENCE AND MATHEMATICS	0	0	0	0	0	0
FRANK W SPRINGSTEAD SENIOR HIGH	820	0	0	0	0	164
FOX CHAPEL MIDDLE	220	0	0	0	0	44
SPRING HILL ELEMENTARY	541	0	0	0	0	108
DAWN CENTER	0	0	0	0	0	0

Totals for HERNANDO COUNTY SCHOOL DISTRICT						
Total students in relocatables by year.	5,326	0	0	0	0	1,065
Total number of COFTE students projected by year.	22,831	23,174	23,527	23,899	24,472	23,581
Percent in relocatables by year.	23 %	0 %	0 %	0 %	0 %	5 %

**Leased Facilities Tracking**

Existing leased facilities and plans for the acquisition of leased facilities, including the number of classrooms and student stations, as reported in the educational plant survey, that are planned in that location at the end of the five year workplan.

Location	# of Leased Classrooms 2008 - 2009	FISH Student Stations	Owner	# of Leased Classrooms 2012 - 2013	FISH Student Stations
BROOKSVILLE ELEMENTARY	0	0		0	0
STAR EDUCATION CENTER	2	20		0	0
WESTSIDE ELEMENTARY	2	40		0	0
EASTSIDE ELEMENTARY	0	0		0	0
HERNANDO SENIOR HIGH	4	80		0	0
JOHN D FLOYD ELEMENTARY	0	0		0	0
DELORES S PARROTT MIDDLE	3	57		0	0
CENTRAL SENIOR HIGH	0	0		0	0
WEST HERNANDO MIDDLE	1	22		0	0
FRANK W SPRINGSTEAD SENIOR HIGH	10	350		0	0
FOX CHAPEL MIDDLE	0	0		0	0

SPRING HILL ELEMENTARY	0	0		0	0
POWELL MIDDLE	0	0		0	0
PINE GROVE ELEMENTARY	0	0		0	0
DELTONA ELEMENTARY	0	0		0	0
MOTON ELEMENTARY	0	0		0	0
SUNCOAST ELEMENTARY	0	0		0	0
CHOCACHATTI ELEMENTARY	0	0		0	0
NATURE COAST TECHNICAL HIGH	0	0		0	0
CHALLENGER K-8 SCHOOL OF SCIENCE AND MATHEMATICS	0	0		0	0
DAWN CENTER	0	0		0	0
EXPLORER K-8	0	0		0	0
	22	569		0	0

**Failed Standard Relocatable Tracking**

Relocatable units currently reported by school, from FISH, and the number of relocatable units identified as 'Failed Standards'.

Nothing reported for this section.

**Planning**

---

**Class Size Reduction Planning**

Plans approved by the school board that reduce the need for permanent student stations such as acceptable school capacity levels, redistricting, busing, year-round schools, charter schools, magnet schools, public-private partnerships, multitrack scheduling, grade level organization, block scheduling, or other alternatives.

Established CSA's and Level Of Service that meets the Public School Facilities Element which provides 100% permanent FISH capacity as approved by the DCA.

**School Closure Planning**

Plans for the closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues.

None.

## Long Range Planning

### Ten-Year Maintenance

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 6-10 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

### Ten-Year Capacity

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 5 years beyond the 5-year district facilities work program.

Project	Location, Community, Quadrant or other general location	2012 - 2013 / 2017 - 2018 Projected Cost
New PK-8 School L	Eastside of County	\$1,000,000
New PK-8 School M	Westside of County	\$1,000,000
		<b>\$2,000,000</b>

### Ten-Year Planned Utilization

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2007 - 2008 FISH Capacity	Actual 2007 - 2008 COFTE	Actual 2007 - 2008 Utilization	Actual 2008 - 2009 / 2017 - 2018 new Student Capacity to be added/removed	Projected 2017 - 2018 COFTE	Projected 2017 - 2018 Utilization
Elementary - District Totals	9,337	9,337	8,349.26	89.42 %	2,108	14,078	123.01 %
Middle - District Totals	5,254	4,728	4,128.97	87.33 %	1,936	6,263	93.98 %
High - District Totals	13,013	12,200	9,925.90	81.36 %	2,095	7,425	51.94 %
Other - ESE, etc	2,244	141	77.75	55.32 %	0	0	0.00 %
	<b>29,848</b>	<b>26,406</b>	<b>22,481.88</b>	<b>85.14 %</b>	<b>6,139</b>	<b>27,766</b>	<b>85.32 %</b>

### Ten-Year Infrastructure Planning

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 06 thru 10 out years (Section 28).

Nothing reported for this section.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 06 thru 10 out years (Section 29).

Nothing reported for this section.

**Twenty-Year Maintenance**

District projects and locations regarding the projected need for major renovation, repair, and maintenance projects within the district in years 11-20 beyond the projects plans detailed in the five years covered by the work plan.

Nothing reported for this section.

**Twenty-Year Capacity**

Schedule of capital outlay projects projected to ensure the availability of satisfactory student stations for the projected student enrollment in K-12 programs for the future 11-20 years beyond the 5-year district facilities work program.

Project	Location, Community, Quadrant or other general location	2017 - 2018 / 2027 - 2028 Projected Cost
New High School	McKeithen Road	\$1,000,000
New K-8	McKeithen Road	\$1,000,000
		\$2,000,000

**Twenty-Year Planned Utilization**

Schedule of planned capital outlay projects identifying the standard grade groupings, capacities, and planned utilization rates of future educational facilities of the district for both permanent and relocatable facilities.

Grade Level Projections	FISH Student Stations	Actual 2007 - 2008 FISH Capacity	Actual 2007 - 2008 COFTE	Actual 2007 - 2008 Utilization	Actual 2008 - 2009 / 2027 - 2028 new Student Capacity to be added/removed	Projected 2027 - 2028 COFTE	Projected 2027 - 2028 Utilization
Elementary - District Totals	9,337	9,337	8,349.26	89.42 %	12,880	20,571	92.59 %
Middle - District Totals	5,254	4,728	4,128.97	87.33 %	8,099	9,168	71.47 %
High - District Totals	13,013	12,200	9,925.90	81.36 %	13,200	10,496	41.32 %
Other - ESE, etc	2,244	141	77.75	55.32 %	0	110	78.01 %
	29,848	26,406	22,481.88	85.14 %	34,179	40,345	66.59 %

**Twenty-Year Infrastructure Planning**

Proposed Location of Planned New, Remodeled, or New Additions to Facilities in 11 thru 20 out years (Section 28).

New transportation and fuel depot for East side of County at I 75&50 corridor.

Plans for closure of any school, including plans for disposition of the facility or usage of facility space, and anticipated revenues in the 11 thru 20 out years (Section 29).

No plans for closure of any schools in the district in years 11-20

# **EXHIBIT 2**

ELEMENTARY SCHOOL		2008-09											
	PERMANENT CAPACITY	ADDED CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY						
<b>CSA</b>													
BROOKSVILLE	751	0	751	560	751	725	97%						
DELTONA	743	0	743	520	743	740	100%						
EASTSIDE	736	0	736	680	736	735	100%						
EXPLORER K-8 (Elementary)	947	947	947	445	947	900	95%						
FLOYD	626	456	1082	910	1082	1008	93%						
MOTON	672	0	672	1160	1160	1100	95%						
PINE GROVE	688	432	1120	890	1120	1105	99%						
SPRINGHILL	588	216	804	700	804	754	94%						
SUNCOAST	744	0	744	760	760	740	97%						
WESTSIDE	574	0	574	580	580	570	98%						
	7069	2051	8173	7205	8683	8377							
<b>MIDDLE SCHOOL</b>													
	<b>2008-09</b>												
	PERMANENT CAPACITY	ADDED CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY						
<b>CSA</b>													
FOX CHAPEL	970	0	970	1000	1000	900	90%						
PARROTT	1017	0	1017	1700	1700	944	56%						
POWELL	881	198	1079	1150	1150	1092	95%						
WEST HERNANDO	1146	0	1146	1790	1790	1044	58%						
EXPLORER K-8 (Middle)	946	946	946	445	946	900	95%						
	4960	1144	5158	6085	6586	4880							

HIGH SCHOOL	2008-09		PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
	PERMANENT CAPACITY	ADDED CAPACITY					
<b>CSA</b>							
HERNANDO	1570	190	1760	1990	1990	1417	71%
SPRINGSTEAD	1290	380	1670	1960	1960	2107	108%
CENTRAL	1504	665	2169	1720	2169	2027	93%
	4364	1235	5599	5670	6119	5551	
<b>MAGNET SCHOOLS</b>	<b>2008-09</b>						
<b>CSA</b>							
CHALLENGER K-8 (Elementary)	779	0	779	770	779	775	99%
CHALLENGER K-8 (Middle)	779	0	779	770	779	775	99%
CHOCACHATTI	737	0	737	800	800	900	113%
NATURE COAST	1028	203	1231	1520	1520	1360	89%
	3323		3526	3860	3878	3810	
MAGNET SCHOOL ENROLLMENTS ARE REDUCED BY APPLICATION PROCESS							
FLOYD ELEMENTARY CURRENTLY HOLDS A MIDDLE SCHOOL ENVIRONMENTAL PROGRAM							
						<b>TOTAL ENROLLMENTS</b>	
						8377	
						4880	
						5551	
						3810	
						22618	-34

ELEMENTARY SCHOOL	2009-10					PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
	PERMANENT CAPACITY	ADDED CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA					
<b>CSA</b>										
BROOKSVILLE	751	0	751	560	751	560	751	732	97%	
DELTONA	743	0	743	520	743	520	743	1000	135%	
EASTSIDE	736	0	736	680	736	680	736	648	88%	
EXPLORER K-8 (Elementary)	947	0	947	445	947	445	947	950	100%	
FLOYD	1082	0	1082	910	1082	910	1082	1080	100%	
MOTON	672	0	672	1160	672	1160	1160	1075	93%	
PINE GROVE	1120	0	1120	890	1120	890	1120	1120	100%	
SPRINGHILL	804	0	804	700	804	700	804	800	100%	
SUNCOAST	744	0	744	760	744	760	760	1000	132%	
WESTSIDE	574	0	574	580	574	580	580	650	112%	
	8173	0	8173	7205	8173	7205	8683	9055		
<b>MIDDLE SCHOOL</b>										
	<b>2009-10</b>									
<b>CSA</b>										
FOX CHAPEL	970	0	970	1000	970	1000	1000	920	92%	
PARROTT	1017	0	1017	1700	1017	1700	1700	992	58%	
POWELL	1079	0	1079	1150	1079	1150	1150	1035	90%	
WEST HERNANDO	1146	0	1146	1790	1146	1790	1790	1083	61%	
EXPLORER K-8 (Middle)	946	0	946	445	946	445	946	900	95%	
	5158	0	5158	6085	5158	6085	6586	4930		

HIGH SCHOOL	2009-10	PERMANENT CAPACITY	ADDED CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
<b>CSA</b>								
HERNANDO	1760	0	1760	1990	1990	1431	72%	
SPRINGSTEAD	1670	0	1670	1960	1960	2115	108%	
CENTRAL	2169	0	2169	1720	2169	2047	94%	
	5599	0	5599	5670	6119	5593		
<b>MAGNET SCHOOLS</b>	<b>2009-10</b>							
<b>CSA</b>								
CHALLENGER K-8 (Elementary)	779	0	779	770	779	731	94%	
CHALLENGER K-8 (Middle)	779	0	779	770	779	731	94%	
CHOCACHATTI K-5	737	0	737	800	800	890	111%	
NATURE COAST TECH HIGH	1231	0	1231	1520	1520	1370	90%	
	3526		3526	3860	3878	3722		
MAGNET SCHOOL ENROLLMENTS ARE REDUCED BY APPLICATION PROCESS								
FLOYD ELEMENTARY CURRENTLY HOLDS A MIDDLE SCHOOL ENVIRONMENTAL PROGRAM								
						9055		
						4930		
						5593		
						3722		
						23300		317

ELEMENTARY SCHOOL		2010-11	ADDED CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
CSA								
	BROOKSVILLE	751	0	751	560	751	740	99%
	DELTONA	743	500	1243	520	1243	1243	100%
	EASTSIDE	736	0	736	680	736	736	100%
	EXPLORER K-8 (Elementary)	947	0	947	445	947	944	100%
	FLOYD	1082	0	1082	910	1082	1082	100%
	MOTON	672	0	672	1160	1160	1160	100%
	PINE GROVE	1120	0	1120	890	1120	1120	100%
	SPRINGHILL	804	0	804	700	804	804	100%
	SUNCOAST	744	500	1244	760	1244	1135	91%
	WESTSIDE	574	0	574	580	580	580	100%
		8173	1000	9173	7205	9667	9544	
MIDDLE SCHOOL		2010-11						
CSA								
	FOX CHAPEL	970	0	970	1000	1000	970	97%
	PARROTT	1017	0	1017	1700	1700	1017	60%
	POWELL	1079	0	1079	1150	1150	900	78%
	WEST HERNANDO	1146	0	1146	1790	1790	1187	66%
	EXPLORER K-8 (Middle)	946	0	946	445	946	946	100%
		5158	0	5158	6085	6586	5020	

HIGH SCHOOL	2010-11		PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
	PERMANENT CAPACITY	ADDED CAPACITY					
CSA							
HERNANDO	1760	0	1760	1990	1990	1400	70%
HIGH SCHOOL EEE	1529	1529	1529	1250	1529	1376	90%
SPRINGSTEAD	1670	0	1670	1960	1960	1562	80%
CENTRAL	2169	0	2169	1720	2169	1562	72%
	7128	1529	7128	6920	7648	5900	
<b>MAGNET SCHOOLS</b>	<b>2010-11</b>						
CSA	PERMANENT CAPACITY	ADDED CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
CHALLENGER K-8 (Elementary)	779	0	779	770	779	731	94%
CHALLENGER K-8 (Middle)	779	0	779	770	779	731	94%
COCACHATTI K-5	737	0	737	800	800	700	88%
NATURE COAST TECH HIGH	1231	0	1231	1520	1520	1350	89%
	3526	0	3526	3860	3878	3512	
MAGNET SCHOOL ENROLLMENTS ARE REDUCED BY APPLICATION PROCESS							
FLOYD ELEMENTARY CURRENTLY HOLDS A MIDDLE SCHOOL ENVIRONMENTAL PROGRAM							
						9544	
						5020	
						5900	
						3512	
					COFE 2010/09	23976	649
					23327		

ELEMENTARY SCHOOL	2011-2012				PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
	PERMANENT CAPACITY	ADDED CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY					
CSA									
BROOKSVILLE	751	0	751	560	751	751	747	99%	
DELTONA	1243	0	1243	520	1243	1243	1031	83%	
EASTSIDE	736	0	736	680	736	736	661	90%	
EXPLORER K-8 (Elementary)	947	0	947	445	947	947	900	95%	
FLOYD	1082	0	1082	910	1082	1082	1100	102%	
MOTON	672	0	672	1160	672	1160	1132	98%	
NEW K-8 (Elementary)	636	636	636	770	770	770	625	81%	
PINE GROVE	1120	0	1120	890	1120	1120	1250	112%	
SPRINGHILL	804	0	804	700	804	804	770	96%	
SUNCOAST	1244	0	1244	760	1244	1244	800	64%	
WESTSIDE	574	0	574	580	574	580	500	86%	
	9809	636	9809	7975		10437	9516		
MIDDLE SCHOOL	2011-2012								
CSA									
FOX CHAPEL	970	0	970	1000	970	1000	805	81%	
PARROTT	1017	0	1017	1700	1017	1700	711	42%	
POWELL	1079	0	1079	1150	1079	1150	1035	90%	
WEST HERNANDO	1146	0	1146	1790	1146	1790	1032	58%	
EXPLORER K-8 (Middle)	946	0	946	445	946	946	900	95%	
NEW K-8 (Middle)	635	635	636	770	636	770	625	81%	
	5793		5794	6855		7356	5108		

HIGH SCHOOL	2011-2012		PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
	PERMANENT CAPACITY	ADDED CAPACITY					
CSA							
HERNANDO	1760	0	1760	1990	1990	1459	73%
HIGH SCHOOL EEE	1529	0	1529	1250	1529	1304	85%
SPRINGSTEAD	1670	0	1670	1960	1960	1748	89%
CENTRAL	2169	0	2169	1720	2169	1798	83%
	7128	0	7128	6920	7648	6309	
<b>MAGNET SCHOOLS</b>	<b>2011-2012</b>						
CSA	PERMANENT CAPACITY	ADDED CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
CHALLENGER K-8 (Elementary)	779	0	779	770	779	731	94%
CHALLENGER K-8 (Middle)	779	0	779	770	779	731	94%
COCACHATTI K-5	737	0	737	800	800	700	88%
NATURE COAST TECH HIGH	1231	0	1231	1520	1520	1275	84%
	3526	0	3526	3860	3878	3437	
MAGNET SCHOOL ENROLLMENTS ARE REDUCED BY APPLICATION PROCESS							
						9516	
FLOYD ELEMENTARY CURRENTLY HOLDS A MIDDLE SCHOOL ENVIRONMENTAL PROGRAM							
						5108	
					COFTE 2011/12	3437	
					23697	24370	673

ELEMENTARY SCHOOL	2012-2013					PROJECTED PERMANENT CAPACITY PER I/LA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
	PERMANENT CAPACITY	ADDED CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PERMANENT CAPACITY			
<b>CSA</b>								
BROOKSVILLE	751	0	751	560	751	751	747	99%
DELTONA	1243	0	1243	520	1243	1243	1031	83%
EASTSIDE	736	0	736	680	736	736	661	90%
EXPLORER K-8 (Elementary)	947	0	947	445	947	947	875	92%
FLOYD	1802	0	1802	910	1802	1802	1300	72%
MOTON	672	0	672	1160	672	1160	1135	98%
NEW K-8 (Elementary) "K"	636	0	636	770	636	770	500	65%
PINE GROVE	1120	0	1120	890	1120	1120	1120	100%
SPRINGHILL	804	0	804	700	804	804	770	96%
SUNCOAST	1244	0	1244	760	1244	1244	800	64%
WESTSIDE	574	500	1074	580	1074	1074	630	59%
	10529	500	11029	7975	11029	11651	9569	
<b>MIDDLE SCHOOL</b>	<b>2012-2013</b>							
<b>CSA</b>								
FOX CHAPEL	970	0	970	1000	970	1000	840	84%
PARROTT	1017	0	1017	1700	1017	1700	983	58%
POWELL	1079	0	1079	1150	1079	1150	1035	90%
WEST HERNANDO	1146	0	1146	1790	1146	1790	1032	58%
EXPLORER K-8 (Middle)	946	0	946	445	946	946	875	92%
NEW K-8 (Middle)	635	0	635	770	635	770	500	65%
	5793	0	5793	6855	5793	7356	5265	

HIGH SCHOOL	2012-2013	PERMANENT CAPACITY	ADD CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
<b>CSA</b>								
HERNANDO	1760	0	1760	1990	1990	1990	1459	73%
HIGH SCHOOL EEE	1529	0	1529	1250	1529	1529	1303	85%
SPRINGSTEAD	1670	0	1670	1960	1960	1960	1848	94%
CENTRAL	2169	0	2169	1720	2169	2169	2049	94%
	7128	0	7128	6920	7648	7648	6659	
<b>MAGNET SCHOOLS</b>	<b>2012-2013</b>							
<b>CSA</b>								
		PERMANENT CAPACITY	ADD CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
CHALLENGER K-8 (Elementary)	779	0	779	770	779	779	731	94%
CHALLENGER K-8 (Middle)	779	0	779	770	779	779	731	94%
COCACHATTI K-5	737	0	737	800	800	800	700	88%
NATURE COAST TECH HIGH	1231	0	1231	1520	1520	1520	1275	84%
	3526	0	3526	3860	3878	3878	3437	
MAGNET SCHOOL ENROLLMENTS ARE REDUCED BY APPLICATION PROCESS								
FLOYD ELEMENTARY CURRENTLY HOLDS A MIDDLE SCHOOL ENVIRONMENTAL PROGRAM								
							9569	
							5265	
							6659	
						COFIE 2012/13	3437	
						24258	24930	672

ELEMENTARY SCHOOL		2017-2018	PERMANENT CAPACITY	ADDED CAPACITY	PERMANENT CAPACITY W/ADDITIONS	DINING CAPACITY	PROJECTED PERMANENT CAPACITY PER ILA	PROJECTED ENROLLMENT	% UTILIZATION PERMANENT CAPACITY
<b>CSA</b>									
	BROOKSVILLE	751	0	751	560	751	751	700	93%
	DELTONA	1243	0	1243	520	1243	1243	1150	93%
	EASTSIDE	736	0	736	680	736	736	700	95%
	EXPLORER K-8 (Elementary)	947	0	947	445	947	947	875	92%
	FLOYD	1802	0	1802	910	1802	1802	1550	86%
	MOTON	672	0	672	1160	1160	1160	957	83%
	NEW K-8 (Elementary)	636	0	636	770	770	770	695	90%
	NEW K-12 "PDD" (Elementary)	494	0	494	396	494	494	430	87%
	PINE GROVE	1120	0	1120	890	1120	1120	1120	100%
	SPRINGHILL	804	0	804	700	804	804	740	92%
	SUNCOAST	1244	0	1244	760	1244	1244	1100	88%
	WESTSIDE	574	0	574	580	580	580	520	90%
		11023	0	11023	8371	11651	11651	10537	
<b>MIDDLE SCHOOL</b>		<b>2017-2018</b>							
<b>CSA</b>									
	FOX CHAPEL	970	0	970	1000	1000	1000	970	97%
	PARROTT	1017	0	1017	1700	1700	1700	1133	67%
	POWELL	1079	0	1079	1150	1150	1150	950	83%
	WEST HERNANDO	1146	0	1146	1790	1790	1790	1367	76%
	EXPLORER K-8 (Middle)	946	0	946	445	946	946	850	90%
	NEW K-8 (Middle)	635	0	635	770	770	770	700	91%
	NEW K-12 "PDD" (Middle)	493	0	493	396	493	493	300	61%
		6286	0	6286	7251	7849	7849	6270	



# **EXHIBIT 3**

Hernando County Schools: Concurrency Service Areas (CSA)									
General Population Estimates: April 1, 2008 through April 1, 2013									
Estimated Growth Rates: 1% per year									
CSA	4/1/08	4/1/09	4/1/10	4/1/11	4/1/12	4/1/13	Notes		
Central High School	35,013	35,363	35,717	36,074	36,435	36,799	Plus Wiscon etc.		
Hernando High School	32,744	33,072	33,402	33,736	34,074	34,414	Minus Wiscon		
New EEE High School	22,335	22,558	22,784	23,011	23,241	23,474	Plus Sorrel, Crowell etc.		
Springstead High School	74,816	75,564	76,320	77,083	77,854	78,633	Minus Sorrel, Crowell etc.		
<b>Totals: (4)</b>	<b>164,908</b>	<b>166,557</b>	<b>168,223</b>	<b>169,905</b>	<b>171,604</b>	<b>173,320</b>			
Explorer 6-8	15,227	15,379	15,533	15,688	15,845	16,004	Minus Bromley etc.		
Fox Chapel Middle School	41,840	42,258	42,680	43,107	43,538	43,974	Plus VW Hills etc.		
Future 6-8	3,424	3,459	3,493	3,528	3,563	3,599	Minus VW Hills		
Parrott Middle School	40,219	40,621	41,027	41,437	41,852	42,270	Plus Landfill etc.		
Powell Middle School	34,874	35,223	35,575	35,931	36,290	36,653	Plus Bromley etc.		
West Hernando Middle School	29,325	29,618	29,914	30,213	30,515	30,820	Minus Landfill etc.		
<b>Totals: (6)</b>	<b>164,908</b>	<b>166,557</b>	<b>168,223</b>	<b>169,905</b>	<b>171,604</b>	<b>173,320</b>			
Brooksville Elementary School	14,340	14,483	14,628	14,775	14,922	15,072	Plus Landfill One etc.		
Deltona Elementary School	22,129	22,350	22,574	22,800	23,028	23,258	Minus Abeline One etc.		
Eastside Elementary School	13,698	13,835	13,973	14,113	14,254	14,396	Plus Croom etc.		
Explorer K-5	16,014	16,174	16,336	16,500	16,665	16,831	Plus Abeline One etc.		
Floyd Elementary School	11,565	11,681	11,797	11,915	12,035	12,155	Minus South Sterling etc.		
Future K-5	3,424	3,459	3,493	3,528	3,563	3,599	Minus VW Hills		
Moton Elementary School	18,849	19,037	19,228	19,420	19,614	19,810	Plus Avalon etc.		
Pine Grove Elementary School	18,684	18,871	19,060	19,251	19,443	19,637	Minus Landfill One		
Spring Hill Elementary School	13,982	14,122	14,263	14,406	14,550	14,695	Plus South Sterling etc.		
Suncoast Elementary School	16,140	16,301	16,464	16,629	16,795	16,963	Minus Avalon etc.		
Westside Elementary School	16,082	16,243	16,406	16,570	16,735	16,903	Plus VW Hills etc.		
<b>Totals: (11)</b>	<b>164,908</b>	<b>166,557</b>	<b>168,223</b>	<b>169,905</b>	<b>171,604</b>	<b>173,320</b>			

Source: Hernando County Property Appraiser, Census 2000 Ratios;

Map Series; see f:\arcgis\ddim\2008\schools\csa1elem.pdf

f:\arcgis\ddim\2010\census\2010cbg.shp

f:\arcgis\ddim\2008\schools\csa2013.xls

## STEVEN E. GOULDMAN, AICP

- Capabilities and Qualities**
- \* Able to effectively communicate and interact, both verbally and in written form, at various professional and social levels, and to clearly present complex matters to elected officials, citizens and government staff.
  - \* Proven planning project manager with a forward-looking sense of direction and cognizant of the effects of short-range projects on long-term goals.
  - \* Action-oriented leader with the ability to translate intention into reality.
  - \* Innovative and decisive problem-solver and team player who leads by example, seeking the participation and cooperation of all stakeholders.

**Experience**      **Molloy and James, PA**      **July 2005-December 2007**  
 Land Use Planner

Land use planner for legal firm. Duties and responsibilities include representing clients in future land use changes, rezonings, modifications to planned developments, special uses and variances. Also represent clients in site development process, including negotiating improvements to infrastructure as well as concurrency-related improvements. Act as lead in coordinating transportation studies and the preparation of DRI annual reports, site development plans, rezoning plans and subdivision plats. Represent Tampa Bay Builders Association relative to various development issues, including comprehensive plan EAR update, Land Development Code amendments, transportation planning and County service delivery.

**Hillsborough County Planning and Growth Management**      **October 1995-July 2005**  
 Executive Planner      February 2002-July 2005

Neighborhood Planning Program Coordinator. Direct supervisor of 5 planners and numerous consultants. Responsibilities include oversight of and direct involvement in community/neighborhood plan process, which includes development of plan process strategy, meeting with community stakeholders, developing plan goals and strategies, creation of final document and presentation to community and Board of County Commissioners. Also prepare program budget, prepare and review RFPs, review DRI requests and reports, Community Development District requests, and produce and present to the Board of County Commissioners various reports relative to the community/neighborhood planning process.

Principal Planner      June 1999-February 2002

Land Use/Rezoning Team Leader. Direct supervisor of five planners. Responsibilities include: reviewing planned development and Euclidian rezoning applications, special use applications and preparation of Land Development Code amendments, including form-based regulations; review of request for rezoning and special use applications; assignment of requests; identifying relevant issues; coordination of review; consultation with applicants, staff and citizens; editing of reports; and supervision of the presentation of reports at Zoning Hearing Master hearings. Duties also include serving as initial contact for potential rezoning requests, working with the public disseminating zoning information and representing the County at community/neighborhood meetings and public workshops for zoning regulation adoption.

Community Planner II January 1997-June 1999

Land Use/Rezoning Case Planner. Duties and responsibilities include: reviewing rezoning and special use applications; reviewing changes to planned developments; and drafting Land Development Code amendments. All duties include data collection, independent research, inter-agency coordination, public communication, issue identification, conflict resolution, report preparation and presentation at Zoning Hearing Master hearings.

Community Planner I August 1995-January 1997

Community Design/Neighborhood Plan Project Manager. Duties and responsibilities include: data collection, analysis and presentation; organizing and conducting neighborhood and agency meetings; and supervision of neighborhood plan preparation. Participation in Land Development Code administration, including: preparation of zoning interpretations and zoning verifications; site plan review; drafting Land Development Code amendments; and review, analysis, report preparation and presentation for rezoning, special use and variance applications.

**Central Texas Economic Development**

**August 1993-July 1995**

Economic Development Planner/Coordinator

Economic Development Planning Manager for 14-County development district. Duties and responsibilities include: coordination and monitoring of District Overall Economic Development Program; provision to counties and municipalities of strategic planning assistance; collection and data analysis for municipalities and counties; and District member resource evaluation. Also responsible for: publication of bi-monthly newsletter; preparation of analytical socioeconomic reports; preparation of agency performance reports; preparation of federal grant public works applications; and participation on numerous regional planning committees.

**University of South Florida Center for Applied Anthropology July 1992-August 1993**

Planning Assistant/Graduate Planning Intern-Hillsborough County Planning and Development Management.

Coordinator and principal researcher for USF Area Neighborhood Planning Study. Responsibilities and accomplishments include: identification of existing human resources, infrastructure and social service providers in study area; identification and evaluation of area development trends; analysis of area zoning, land use and future land use plan. Prepared socioeconomic and demographic profiles, compiled and examined area crime statistics, identified trends and developed a citizen survey instrument. Prepared and presented final report to Board of County Commissioners.

**Education**

**University of South Florida Tampa, Florida**

Master of Arts, Applied Anthropology (Community Development concentration), 1994.

**University of Texas at San Antonio**

Bachelor of Arts, Anthropology, 1987. Magna Cum Laude.

**Professional Certifications and Associations**

American Institute of Certified Planners

American Planning Association

Florida Chapter, American Planning Association

Suncoast Chapter, American Planning Association

Society for Applied Anthropology

Florida Homebuilders Association