

Integrating Economic Development and Education Subcommittee

Recommendation: Ensuring Sufficient School Capacity in Residential Development Process in Charter

The Subcommittee has discussed drafting a charter amendment proposal that conditions residential development and redevelopment on sufficient school capacity. While general law now mandates school concurrency on a district-wide basis, the Subcommittee recognizes that concurrency does not apply until the later stages of the development process.

Representatives of the Orange County School District and Orange County government presented information on a Orange County Charter provision adopted in 2004 which conditions residential rezonings and comprehensive plan amendments on certification of sufficient school capacity by the school district on a county-wide basis when an affected school has multi-jurisdictional attendance zones; and a similar approach, referred to as the "Martinez Doctrine," which applies only to the unincorporated area, regardless of whether a school serves multiple jurisdictions, but is not located in the Orange County Charter.

The Subcommittee recommends that a charter amendment proposal be drafted which ensures that sufficient school capacity be available before a comprehensive plan amendment or rezoning be granted by any jurisdiction in Volusia County, unless a developer agrees to mitigate its effects on school capacity by funding the construction of additional student stations.

The Subcommittee recognizes that any proposal on this subject must not run afoul of concurrency requirements in general law. As such, the Subcommittee does not recommend specific language but embraces this concept. The County Attorney should draft a proposal that reflects the intent of this Subcommittee.

**INTERGRATING ECONOMIC DEVELOPMENT AND EDUCATION
SUBCOMMITTEE
MANAGEMENT RECOMMENDATION**

Recommendation: Volusia County Government should consider the adoption of a Fiscal Impact Analysis Model (FIAM) to assist with planning for future growth. FIAM has been recommended by the Florida Department of Community Affairs as a planning tool for all Florida counties and cities.

The Integrating Economic Development and Education Subcommittee of the Charter Review Commission believes FIAM can assist the County Council in making Smart Growth decisions because it can measure the impact a specific project or zoning/land use decision will have on schools, roads, and other infrastructure.

The Subcommittee believes the cities of Volusia County should be encouraged to use the same FIAM model and have it be one of the consistency determinations in review by the Growth Management Commission.

The Subcommittee has researched the issue through discussions with FIAM's creator, Fishkind and Associates, and with other cities that are using this technology. FIAM will be calibrated specifically for Volusia County Government and training is provided for employees.