



Pasco County Schools

Kurt S. Browning, Superintendent of Schools

7227 Land O' Lakes Boulevard • Land O' Lakes, Florida 34638

July 6, 2017

Board of County Commissioners
Pasco County
7530 Little Road
New Port Richey, FL 34654

Dear Commissioners:

I will try to be as brief as possible but I feel deeply compelled to address the falsehoods that were shared in the public hearing on June 20, 2017. Additionally, I want to address the letter from Kami Corbett with Foley & Lardner LLP to Jennifer Motsinger, Executive Vice President of Tampa Bay Builders Association, that was provided to the Commissioners. In every instance, the objectors to the impact fees were short on facts. The proposed fees are based on a proven scientific methodology. I would be remiss if I did not point out that the fee is only slightly higher than the fee recommended in the 2007 study (\$8,606) that was never presented to the commission per the decision of then-County Administrator John Gallagher.

1. **Multi-family.** Mr. Ogier stood before the Development Review Committee on May 25, 2017, and stated that eighty-seven percent of newly constructed apartments do not have school age children and that a complex of 100 apartments would house just 13 children. We reviewed the article published by the Multi-family Housing Council that Mr. Ogier used as a source and believe that he either misled, misinterpreted the data or failed to read the entire article. The article states that of the 100 newly constructed apartments, 13 would have children and 87 would have no children. If you read just a little further along in the article, we find that 13% - or 13 apartments per 100 - actually equates to 24 school age children per 100 apartments, a number that is actually higher than our own student generation rates for multi-family. Thirteen apartments with children per 100 apartments is not the same as thirteen children per 100 apartments, as that incorrectly assumes one school age child per apartment.

After the DRC meeting, we not only pointed this out to Mr. Ogier, but we provided him with a thorough report and offered to provide him the files upon which our multi-family numbers were determined. Our Student Generation Rate Calculation Methodology used the actual residential addresses of students enrolled during the 2014/2015 school year and matched them with the tax parcel information to determine if students lived in homes, town houses, mobile homes, or apartments. Our data ran very close to that reported in the Multi-family Housing Council publication. We offered to provide all this data to Mr. Ogier, and we offered to meet with him to discuss his concerns, but he failed to take us up on the offer. Nonetheless, in a public setting, on the record, before five commissioners, he had the audacity again to claim our data is "inaccurate". How does he know our data is "inaccurate" given that he did not have the courtesy to even look at our data or meet with us to discuss his concerns? At best, Mr. Ogier is just sloppy – at worst he doesn't care.

2. **Land values will decrease by 25%**. Mrs. Surak indicated she was a land rights advocate and made a statement the impact fee would decrease land values by 25%. She indicated, "by her calculations" this would be the outcome. How did she calculate? What supporting evidence does she have? I've spoken to several impact fee consultants and folks knowledgeable about land and no one seems to know what she is talking about. She referenced Manatee County as a place where this has happened. Our impact fee consultant is currently doing the same work in Manatee County and he indicated he is not aware of any major devaluation of land in Manatee. We would like to see the supporting data for her conclusions.

3. **Fees being used to address backlogs**. Impact fee money, by law, must be used to address new growth. The study does not take into consideration the number of students currently present. The study does, however, look at current available capacity. Thus, we may have a school that is at 120% capacity and one that is at 80% capacity. Once projected growth is determined, current available capacity is factored into the equation for determining how many actual student stations are needed. In essence, current available capacity is subtracted out. Most telling, however, we have indicated the need for five additional schools: one high school, one K-8, one middle school, and two elementary schools. All five of these schools are designated for the 54 corridor from Trinity to Wiregrass, where the county has the highest growth and our schools are most overcrowded. Ms. Corbett's letter asserts that we have not demonstrated a reasonable connection between the need for additional capital facilities and the student generation created by new growth, but she ignores that the District is expected to grow by approximately 2,000 students each year in the years to come. Additionally, we do not, nor have we ever, suggested that impact fees are the panacea. They are simply one funding source of many that we need to build schools.

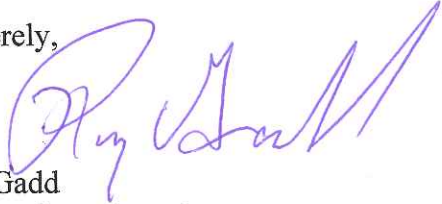
4. **Portables**. Mr. Spada, President of TBBA, brought up that the school district has about 9,000 students in portables. Although we do not know the exact number of students in portables, we do have about 525 portables at various locations around the district. If I understood Mr. Spada correctly, he implied that these portables should be counted as permanent capacity. As I mentioned when I stood before you, not all of these portables are used for students. Some are being used for storage or office space. For those that we use for students, it is problematic to assume that portables can be used for permanent capacity. We place portables on a campus to provide for temporary housing of students at schools that become overcrowded. Keep in mind that although the portables do provide classroom space, the overcrowded conditions provide a strain on the core facilities at these campuses. The cafeteria, media center, athletic facilities, and traffic queuing are all impacted by a school that is overcrowded, which necessitates the need for new schools, not additional portables. The placing of portables on a campus does allow us to be more efficient and strategic in our building program since it keeps us from building new schools that open half full. Apparently, builders think we should count portables as permanent capacity. At best, the life span of a portable is about 20 years. Portables are also expensive and drain off capital dollars. They are hard to secure and present problems during storm events.

5. **Why didn't we request an increase in 2012?** In 2007, we conducted a study that yielded an impact fee of \$8,606 and although the County Commission knew of its existence, it was never

placed on the agenda. In the following years, we experienced the "Great Recession" and growth was very slow. Clearly, the economy is much improved. Although some would like to downplay growth in Pasco County, it is undeniable and in the years to come growth will present us with many challenges.

6. **10 year hold on impact fees.** We are unaware of a county impact fee that contains any language restricting/delaying the timing of a study. Furthermore, 10 year plans are tenuous at best. The school board will not agree to anything greater than five and if we do so, we would like to know if the county will place the same restriction on their own impact fees.

Sincerely,



Ray Gadd
Deputy Superintendent