



5409 SUNSET ROAD | NEW PORT RICHEY, FL 34652
T: 727.848.8507 | F: 727-845.4937 | WPBOR.COM

April 11, 2017

Pasco County Board of County Commissioners
West Pasco Government Center
7530 Little Rd.
New Port Richey, FL 34654

Dear Commissioners:

It is my pleasure to write a letter in support of the proposal for the Impact Fees for Pasco Schools.

The West Pasco Board of Realtors recognizes the importance of the Impact Fees for Pasco County Schools to families as well as the tax base and the jobs it produces. This much needed Funding will greatly benefit both our current residents and the many families relocating to our County.

In conclusion, West Pasco Board of Realtors fully supports the efforts of the Pasco County Schools as they seek additional funding to support a program designed to educationally and Economically improve our community.

Sincerely,

West Pasco Board of Realtors

Philip "Smitty" Smit
President

PSS/sc

WEST PASCO

Chamber of Commerce

April 14, 2017

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

Dear Board of County Commissioners:

The West Pasco Chamber of Commerce recognizes that our local education system is critical to economic development and the quality of life in Pasco County. Overcrowded schools are detrimental to our desire to make Pasco County a place that is friendly to families and future business development.

With the growth of Pasco County Schools (over 1,500 **new** students per year) we support adequate funding for public school construction and believe that an increase in impact fees for new homes is an important component of funding new schools.

Quality schools are an important factor in a company's decision to relocate and the ability to build new schools creates jobs and strengthens our local economy. We strongly encourage our Board of County Commissioners to vote in favor of an increase in impact fees to help fund the construction of new schools.

Sincerely,



Derek Pontlitz
WPCC Chairman of the Board



Henry G. Wichmanowski
President, WPCC

From: Annette Guiliani <annetteguiliani@yahoo.com>

Date: April 25, 2017 at 9:38:57 PM EDT

To: "marmstrong@pascocountyfl.net" <marmstrong@pascocountyfl.net>

Subject: Impact Fees

Reply-To: Annette Guiliani <annetteguiliani@yahoo.com>

I am writing on behalf of the 440 households in the Oak Ridge Homeowners' Association. We have been actively involved in the West Pasco school rezoning process. We are pleased that our community is remaining at their current zoned schools. However, we are concerned with the overcrowding that all of the new construction in the area is and will cause. A majority of the homeowners bought into this community for the schools. We are concerned that with the future growth, there will not be sufficient room at the schools to accommodate the new students. We are strongly urging that the impact fees be increased for new housing to sufficiently provide for building new schools to accommodate the children moving into that housing.

Thank you.

Annette Guiliani
Treasurer, Oak Ridge Homeowners' Association



April 12, 2017

Board of County Commissioners

Re: Pasco County Impact Fees

To Whom It May Concern:

We are writing to express the Board of Greenbrook Estates support to the impact fees for Pasco County. We support the proposed impact fees for building of new schools for our neighborhood children's education.

Sincerely,

On behalf of Greenbrook Estates Board of Directors

HOBBY & HOBBY, P.A.
Attorneys and Counselors at Law

H. Clyde Hobby
Clarke G. Hobby
John C. White (of counsel)

109 N. Brush St., Ste. 250
Tampa, FL 33602
Telephone (813) 223-3338
Facsimile (813) 223-9606

April 17, 2017

VIA EMAIL ONLY

Matt Armstrong
Executive Planner, Long Range Planning
Pasco County
8731 Citizens Drive, Suite 320
New Port Richey, FL 34654
marmstrong@pascocountyfl.net

Re: School Infrastructure Funding Advisory Committee- School Impact Fees

Dear Matt:

My friend, Barbara Wilhite, and I are sending you this letter today with the expectation that you will transmit the same to the members of the Pasco County School Infrastructure Advisory Committee (the "Committee") as they contemplate solutions to the funding issues Facing Pasco County schools.

We hope that the Committee will take our comments to heart and act swiftly to address the problem that is facing the District School Board of Pasco County (the "District").

As you know, our firms frequently represent landowners, developers and homebuilders doing business the County and we spend a great deal of our time planning for, and seeking approval of, communities or other developments that are the future of the County's growth. We have worked tirelessly over the last decade to substantially re-write the Pasco County (the "County") Comprehensive Plan and Land Development Code, create Pasco County's Urban Service Area, implement its Mobility Fee system and the goals and policies in the County's Comprehensive Plan, and to ensure that the County's transportation system funding is balanced and sufficient to meet the requirements of the County's projected growth.

Among the most important changes to the Comprehensive Plan in the last twenty (20) years has been the adoption of a market area strategy that recognizes that a large part of the County's growth within the Comprehensive Plan's planning horizon will likely come within the County's Urban Service Area and more particularly, the South Market Area. Due to significant market demand in the northern Tampa Bay area and the lack of available/developable land in northern Hillsborough and Pinellas Counties, the South Market Area is experiencing a significant amount of growth. The Comprehensive Plan was amended several years ago to acknowledge this likely growth and to better

Matt Armstrong
Executive Planner, Long Range Planning
Pasco County
April 17, 2017

plan for it in areas like the South Market Area and other areas where growth is anticipated. Based on those changes, the County has already made and planned for significant infrastructure investments in order to accommodate this growth. Among those investments are enormous transportation projects undertaken by the County, the Florida Department of Transportation and certain landowner/developers, together with the County's significant utility investments.

These large investments have been made in response to the County's planning efforts, including the County's Mobility Fee ordinance, which encourages development within the County's preferred areas for growth (such as the S.R. 54 and S.R. 56 corridors). As a result, the County has been able to better prioritize infrastructure spending in the right locations so that the demands created by development in can more efficiently be met concurrent with the demand created by development. We have worked very hard within the context of the adoption of the Mobility Fee ordinance and its re-adoption three years later to ensure that the funding is in place for the County to provide the infrastructure required to service project demand created by development. This has all been done so that the communities our clients create are sustainable and successful.

Unlike the Mobility Fee process, which requires the financial assumptions, Mobility Fees and growth rates to be re-evaluated every few years, the County and the District have not comprehensively reviewed school funding and demand in many years. The District's funding mechanisms have not been expressly tied to the County's planning objectives or to the growth that the County is likely to experience. The result is that the District, whose funding is partially provided through the School Impact Fee system, does not have the funding needed to meet the projected school demand in the areas in which the County has planned for its highest levels of growth. There is a fundamental disconnect in the needs generated in the County (and in particular our highest growth areas) and our ability to provide the schools.

While the disconnect between project growth and school funding is important, members of the Committee must also understand the requirements of school concurrency. Unlike the County, which has expressly waived concurrency but which properly studies transportation impacts over the life cycle of all major developments, state law requires that the District measure school concurrency on a very limited, three (3) year planning horizon. What this means is that while many developments are underwritten and approved on the basis of a long buildout period, the District is required to re-evaluate concurrency on only a three (3) years window for ALL development. Therefore, some of our most important projects, which might have every other permit and approval in place to finish construction of all phases, could be stopped in the middle of development if our schools do not meet concurrency.

Matt Armstrong
Executive Planner, Long Range Planning
Pasco County
April 17, 2017

But more importantly than concurrency, our experience is that providing quality schools is the bedrock of any successful community. Creating and sustaining quality public schools will likely be a key factor in whether Pasco County will become the Bay Area's premier community in the next few decades. Virtually all of our large communities are now being planned around new schools, homebuyer's insist on having great schools and the County needs a well-educated workforce to support our long-term employment goals.

Both of us have met with senior leadership of the District numerous times about this issue and are convinced that the District simply does not have the funding it needs to build the schools that the County's growth is going to require. The District has already used substantially all of its bonding capacity, so that even where it has acquired the property for new schools, the District is not in a position to actually construct the schools. Changes in state law have continually lessened the funding available to school districts for the construction of traditional public schools (as opposed to charter schools). Additionally, the school districts are not presently permitted under state law to consider the capacity provided by charter schools in evaluating concurrency. The net effect of this is that the District's school demands and costs are increasing while the available revenue is decreasing, which is obviously not sustainable.

So, while we believe in a system of well-balanced revenue streams for the District, an increase of at least a couple of thousand dollars per unit in the School Impact Fees is warranted at this time. We do not believe that the voters of Pasco County will support higher taxes right now to provide the requisite funding. We encourage the Committee to act swiftly and to encourage our Board of County Commissioners to take up this increase in the School Impact Fees as soon as possible. While we are mindful of the short-term effect the increase of these fees will have on our clients, we believe that it is more important that we reconcile the District's revenue stream to the County's long-term planning so that the District can continue providing quality schools for our communities and help ensure the well-planned growth of our County.

Sincerely,

/s/ *Clarke G. Hobby*
Clarke G. Hobby

/s/ *Barbara Wilhite*
Barbara Wilhite



May 14, 2017

Pasco County
Board of County Commissioners
8731 Citizens Dr., Suite 340
New Port Richey, FL 34654

Dear Commissioners:

In an effort to be considerate and efficient with your time, 134 residents of Seven Oaks are expressing our support to increase school impact fees.

We urge you to support the full impact fee increase. We fully support your rejection of the recommendation by the advisory committee linking additional funding to a sales tax increase. We believe the need for new capacity in our schools is due to new development and it is new development that should bear the cost. We reject the builders' attempt to displace the burden to taxpayers for the sake of their profits.

Continued growth will continue to strain Pasco County. Additional schools are one example of the strain of new development. Parks, police, fire, recreation, roads, and other infrastructure all contribute to our quality of life and require future consideration.

Education is a very important consideration when buying a home and our children deserve a proper learning environment conducive to learning. We have too many portables that are in poor condition, and we need additional permanent classrooms. Our children lose instructional time getting to and from. Additional capacity is paramount to our continued development. We encourage you to support Pasco County Schools by increasing the impact fees.

Sincerely,

Charles Alexander
Susan Schweers Alexander
Vanda Andelova
Ross Andel

Stacey Dieter Arndall
Treena Lorenz Attebery
Melissa Auxier
Drew Baer
Jennifer Baer

Christopher Bates
Ronni Beckwith
Alan Beer

Jamie Beer	Hua He	Danae Mosquera
Edward Benigno	Lisa Alves Henckel	Kalyani Mulukutula
Joanne Benigno	Doug Hershey	Angela Ng
Craig Berkowitz	Dianne Hopper	Victor Ng
Sue Heyden Berkowitz	Donnetta Horseman	Leah Oechsle
Ana DaSilva-Bernie	Jennifer Huang	Michele Parris
Alycia Bove	Maria L Hussain	Tina Kiran Patel
Rick Braun	Adriana Hwu	Cara Paul
Alice Grodman Chandler	Eric Hwu	Mike Paul
Jason Catalanotto	Carla Michelle Ibou	Gislaine Maia Przepiora
Jennifer Catalanotto	Pam Parrish Johnson	Kenneth Przepiora
Aimee Carvalho	Marie C Joles	Maha Ramesh
Amelia Bourcereau Ciccone	David C Joles	Andy Rouse
Paul Cipollone	Claudine Judge	Jennifer Ruppert
Stacy Diamond Cipollone	Jada Tschritter Krall	Dazelle Russel
Kelly Collier Currin	Christina Krueger	Kimberly Russel
Elizabeth Damien	Sarah Larsen	Cheryl Rabb Schulze
Zeinab Darwiche	Andrea Bridenback Layne	Mike Schulze
Bethany Dixon	Kevin Lembke	Jodi Goldsmith Schwartz
Ginny Lanpher Dominick	Lynne Liberatore	Robb Sercu
Elizabeth Donley	Dennis Liberatore	Julie Schellhase Sevelius
Christine Lack Eckerson	Francesca Giambanco	Ralph Sevelius
Vanessa Elverson	Livingston	Celisse Brooks Smith
Didem Coskuner Esen	Rhonda Lenderman Lyons	Angela Corona Speer
Kate Fletcher	Damian Marquith	Casey Novak Storma
Carrie Fulop	Denise Marquith	Barbara Fasano Summerall
Jeff Fulop	David Mazursky	Troy Summerall
Gene Fuzaylov	Donna Mazursky	Heidie Seleen Thompson
Amy McFall Gleason	Lisa McArthur	Amy Tenenbaum
Liliana Guimaraes	Andrea McBride	David Tenenbaum
Rodrigo Guimaraes	Mark McBride	Supriya Thorat
Sean Grace	Joanne McGuire	Sheila Valdez
Kevin Grzanka	Carla Renz McLeod	Ramesh Vasudevan
Sherry Fisher Grzanka	Nicky Menendez	Nelson Villa
Dee Green	Jill Mesnekoff	Gena Walker
Denico Green	Bryan Moran	JoLynn Warner
Joshua Green	Doree Moran	Debbie Weik
Nancy Greenwood	Kethleen Moran	Sandra Weiss
John Hahn	Karey Blachford Morris	Jane Christine Woryn
Eric Handman	Greg Morris	Patti Yontec
Stacey Handman	Angela Dise Morton	Todd Yontec