



BOARD OF EDUCATION

September 11, 2024

William Furry
Chairman
District 2

Ms. Penny Overstreet,
City Clerk

Christy Chong
Vice Chairman
District 4

P.O. Box 70
Flagler Beach, Florida 32136

Sally Hunt
Board Member
District 1

RE: Notice of Intent; Voluntary Annexation

Dr. Colleen Conklin
Board Member
District 3

Dear Ms. Overstreet:

Cheryl Massaro
Board Member
District 5

The Flagler County School District ("District") has received the City of Flagler Beach's (the "City") Voluntary Annexation notice dated September 4, 2024, regarding the property commonly known as Veranda Bay. The District has been in communication with the new City Planner, Ms. Lupita McClenning, and received a copy of the current Veranda Bay Development Findings Report, dated September 4, 2024.

Brendan Wang
Student School Board Member
Flagler-Palm Coast
High School

The City is a party to and should take note of its obligations under the Interlocal Agreement for Public School Facility Planning ("ILA"), dated October 18, 2022, which includes the School Concurrency Planning process. Please be advised that the Veranda Bay development previously known as the Gardens has a Proportionate Share Mitigation agreement with the School District for 335 Single Family housing units recorded in January 2020. There is a total outstanding balance of \$891,360.00 due to the District.

Stanley Gatzek
Student School Board Member
Matanzas High School

Jessica DeFord
Principal of the Year
Belle Terre Elementary School

Sara Novak
Assistant Principal of the Year
Matanzas High School

The district has three (3) key concerns in this matter that must be addressed prior to the approval of the development:

Allison Kucharski
Teacher of the Year
Rymfire Elementary School

Jimmy Sorrentino
Employee of the Year
Buddy Taylor Middle School

LaShakia Moore
Superintendent

"An Equal Opportunity Employer"

- 1) The balance of the initial Proportionate Share Mitigation agreement must be overseen and carried out by the new jurisdiction i.e., Flagler Beach once annexed.
- 2) The Veranda Bay Findings report drafted by the City Planner is incomplete and must be updated to account for the impacts of the annexation and the projected impact of 2,735 residential units on the school system. This can be accomplished by providing an application to the district under the terms outlined in the ILA. Receiving an updated application will help us initiate and complete the necessary analysis referenced in the Planners report on pg. 15 section #7.6. This process is outlined on the School District's website.
- 3) Such a large development as proposed will likely have a significant impact on the school system and a new proportionate share mitigation agreement will be required by our Office. This agreement runs with the land and will need to be approved by the City Commission and School Board.

The District wishes to ensure that proper planning takes place so that residential development is able to occur in time and place with development schools as envisioned by the State legislature and reflected in the ILA. To accomplish this, the City must participate in the planning process outlined above. The District stands ready to assist the City in compliance with its obligations under the ILA. The District looks forward to receiving positive communication from the City showing its compliance with the ILA. To that end, the District staff will make itself available to discuss this important project and the next steps moving forward.

Sincerely,



William R. Whitson, Intergovernmental
Planner/Flagler District Schools

COPY: LaShakia Moore, Superintendent
Angela O'Brien, Asst. Superintendent
Dave Freeman, Chief of Operations
Chris Wilson, Esquire- Flagler County Schools
Adam Mengel, Growth Management Director
Sean Moylan, Asst. County Atty.
Lupita McClenning, Flagler Beach Planner