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November 13, 2024

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Terry M. McNitt Jr  
ALT Homes LLC  
P.O. Box 503  
Bunnell, FL 32110

RE: Legacy Pointe Cottages (Project # 24-016)

Dear Mr. McNitt:

We received your request for a letter of School Capacity Reservation on November 12, 2024. After careful review we find that the proposed development must file for a proportionate share mitigation agreement as set forth in the Flagler County Interlocal Agreement (ILA) adopted in October 2022.

Attached you will find the requested capacity analysis for your development. Your proposed development (Legacy Pointe Cottages) would be required to enter into a proportionate share mitigation agreement in the amount identified in our analysis. Should you wish to proceed forward to the next step, please file the appropriate application indicating your desire to apply for and complete the proportionate share mitigation agreement.

In closing, I hope this letter has been useful and informative. Should you have any additional questions please contact myself at (386) 437-7526, ext 1180.

Sincerely,

David W. Freeman  
Chief / Operational Services

Copy: Lupita McClenning, City of Flagler Beach  
Katie Crooke, ALT Homes LLC

Project ID: 24-016

Report Date: November 14, 2024	Expires: May 13, 2025
Project Name: Legacy Pointe Cottages	Jurisdiction: Flagler Beach

Number of Units:	Single Family:	0
	Multi Family:	22
	Mobile Home:	0

<b>Concurrency</b>	<b>School Level</b>	<b>Elementary</b>	<b>Middle</b>	<b>High</b>	
	MSID:	0201	0011	0091	
	School:	Old Kings	Buddy Taylor	Flagler Palm Coast	
	Adopted LOS	100%	100%	100%	
	<i>Existing &amp; Reserved Capacity Analysis</i>				
	Permanent Capacity	1,272	1,630	2,503	
	Enrollment	989	1,326	2,568	
	Actual Utilization	77.8%	81.3%	102.6%	
	Available Permanent Seats	283	304	-65	
	Reserved Capacity	143	500	748	
	Utilization	89.0%	112.0%	132.5%	
	Available Seats	140	(196)	(813)	
	<i>Impact of Proposed Development</i>				
	Students Generated	1	1	1	
	Adjusted Utilization	89.1%	112.1%	132.5%	
	Adjusted Available Seats	139	(197)	(814)	
	Initial Results: Permanent FISH	<b>UNDER CAPACITY</b>	<b>OVER CAPACITY</b>	<b>OVER CAPACITY</b>	
	<i>Portable Capacity Impact Adjustment</i>				
	Total School Capacity	1,290	1,749	2,612	
	Adjusted Utilization	87.8%	104.5%	127.0%	
	Adjusted Available Seats	139	(197)	(814)	
	Number of Seats to Mitigate	0	1	1	
	Final Results: Total Capacity	<b>UNDER CAPACITY</b>	<b>OVER CAPACITY</b>	<b>OVER CAPACITY</b>	

<b>Adjacency (If Required)</b>	<b>School Level</b>	<b>Elementary</b>	<b>Middle</b>	<b>High</b>	
	MSID:	0051	0011	0091	
	Adjacent School(s):	Rymfire	Buddy Taylor	Flagler Palm Coast	
	<i>Existing &amp; Reserved Capacity Analysis</i>				
	Permanent Capacity	1,545	1,630	2,503	
	Enrollment	924	1,326	2,568	
	Adopted LOS	100%	100%	100%	
	Available Permanent Seats	621	304	-65	
	Reserved Capacity	138	500	748	
	Utilization	68.7%	112.0%	132.5%	
	Available Seats ***	483	(196)	(813)	
	<i>Impact of Proposed Development</i>				
	Students Generated	1	1	1	
	Adjusted Utilization	68.8%	112.1%	132.5%	
	Adjusted Available Seats ***	482	(197)	(814)	
	Initial Results: Permanent Capacity	<b>UNDER CAPACITY</b>	<b>OVER CAPACITY</b>	<b>OVER CAPACITY</b>	
	<i>Portable / Capacity Impact Adjustment</i>				
	Total School Capacity	1,545	1,749	2,612	
	Adjusted Utilization	68.8%	104.5%	127.0%	
	Adjusted Available Seats ***	482	(78)	(705)	
	Number of Seats to Mitigate	0	1	1	
	Final Results: Total Capacity	<b>UNDER CAPACITY</b>	<b>OVER CAPACITY</b>	<b>OVER CAPACITY</b>	

<b>Notes</b>	<b>TOTAL ELEMENTARY</b>	<b>770</b>		
	<b>TOTAL MIDDLE SCHOOL</b>		<b>-280</b>	
	<b>TOTAL HIGH SCHOOL</b>			<b>-833</b>



Legacy Pointe Cottages	ES:				MS:				HS:				TOTAL PROPORTIONATE SHARE
	ES Single Family	ES Multifamily	ES Mobile Home	ES Total	MS Single Family	MS Multifamily	MS Mobile Home	MS Total	HS Single Family	HS Multifamily	HS Mobile Home	HS Total	
CMTT: Proportionate Share Calculator													
Project Overview													
Housing Units Proposed													
(x) Generation Rate	0.084	0.037	0.059	22	0.049	0.017	0.031	22	0.079	0.025	0.051	22	
(-) Development Impact (Total # Students Generated)	0	1	0	1	0	1	0	1	0	1	0	1	
(-) Available Seats				771				0				0	
(-) Net Dev. Impact (# Student Stations to Mitigate)				0				1				1	
(x) Total Cost (per Student Stations)				\$ 28,491				\$ 30,767				\$ 39,964	
(=) Proportionate Share				\$ -				\$ 30,767				\$ 39,964	
												\$ 70,731	

Impact Fee Credit Calculation	Single Family	Multi Family	Mobile Home	Total
Total Residential Units	0	22	0	22
(x) Impact Fee Rate	5,450	1,360	2,150	
(=) Impact Fee Credit Maximum	0	29,920	0	29,920

Total Impact Fees	0	29,920	0	29,920
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Proportionate Share Summary			Prop Share
(=) Proportionate Share Total			\$ 29,920
Maximum Impact Fee Credit (included in Proportionate Share)			\$ 29,920

(Proportionate share total not to exceed Max Impact Fee Credits)  
 (Impact Fee Credits may be applied in the form of Vouchers)

5/2024 Generation Rates Utilized  
 DOE 8/2024 Student Station Cost Factors  
 10/1/2022 Impact Fee Rate  
 Nov 2024 Student Station Costs

Student station costs change monthly

TYPE	TOTAL SGR
Single Family	0.212
Multi Family	0.079
Mobile Home	0.141

PAYMENT SUMMARY	
Total Fiscal Impact of Project	\$ 70,731
Proportionate Share	\$ 29,920
Estimated Total Impact Fees*	\$ 29,920
Maximum Impact Fee Credit	\$ 29,920

\*Based on current adopted impact fee rate.  
 Impact fees are subject to change.

Voucher Credit Schedule						
Installment	TOTAL	Prepaid Voucher Credits				MH
		Amount SF	SF	Amount MF	MF	
1st 30%	\$ 8,976.00	\$ -		\$ 8,976.00		6
2nd 30%	\$ 8,976.00	\$ -		\$ 8,976.00		6
3rd 30%	\$ 8,976.00	\$ -		\$ 8,976.00		6
Final 10%	\$ 2,992.00	\$ -		\$ 2,992.00		2
Total (100%)	\$ 29,920.00	\$ -	0	\$ 29,920.00		20
		Uncovered Units	0			2

Vouchers are not issued for the final 10%, these units are covered by full payment of the respective impact fees.