

SUMMARY EXPLANATION AND BACKGROUND: continuation

While the Dedication Agreement contemplated that in the future, the SBBC owned schools would be constructed on the dedicated sites, provisions in the Broward County Land Development Code (BCLDC) require that the plat where the school sites are located must be recorded before the construction of the residential units and the future schools are allowed on the plat. Additionally as a prerequisite to the recordation of the plat, the BCLDC also require that an executed Installation of Required Improvements Agreement must be submitted to Broward County along with related documents. In this instance, the Installation of Required Improvements Agreement is meant to delineate the construction of certain turn lane and school zone signalization improvements (hereinafter "Improvements"). Specifically, the defined Improvements associated with each school site is evidenced in Exhibit "A" that is appended to the Installation of Required Improvements Agreement. Thus given the fact that the SBBC is the owner of record of the school sites, and would in the future construct public schools within the plat boundaries, provisions in the BCPC requires the SBBC to approve and execute this Installation of Required Improvements Agreement. To this point, District staff worked collaboratively with Triple H Ranch Property, Ltd. and Broward County staff to delineate the SBBC obligations as they relate to the Improvements required for the schools sites and codified them in the Installation of Required Improvements Agreement.

This Installation of Required Improvements Agreement has been reviewed and approved as to form and legal content by the Office of the General Counsel, and upon approval by the SBBC, the City will execute the Agreement.