

Continuation of Summary Explanation and Background

In 2005, School District staff reviewed the application for LUPA 06-4, proposed by Coral Springs Country Club, Inc. (aka Bainbridge) for the development of 168 high-rise units located in the City of Coral Springs. Staff determined that the development would generate a total of 10 (7 elementary, 1 middle, and 2 high school) additional students into Broward County Public Schools and impact Parkside Elementary, Sawgrass Springs Middle, and Coral Glades High Schools. Thereafter, Coral Springs Country Club, Inc. voluntarily committed to pay Student Station Cost Factors for 8 additional students (7 elementary and 1 middle) as the mitigation for the students anticipated from the development. In 2010, Coral Springs Country Club, Inc. recorded the required Declaration of Restrictive Covenants (DRC) to enable the legal enforcement of the voluntary mitigation commitment. In 2014, Coral Springs Country Club, Inc. changed the unit mix to 250 mid-rise units. On June 29, 2015, Coral Springs Country Club, Inc. satisfied the mitigation by paying in one lump sum, the mitigation amount due of \$170,704 (the June 2015 cost for 8 Student Station Cost Factors) to the School Board.

On February 22, 2018, Coral Springs Country Club, Inc. agent advised staff via the provision of the Certificate of Occupancy (CO) issued by the City of Coral Springs that they have completed the project, which consisted of 250 mid-rise (64 one bedroom and 186 two or more bedroom) units. The information was subsequently verified by the City of Coral Springs. As a result, Coral Springs Country Club, Inc. requested a Release of the property from the DRC. Therefore, it is recommended that the School Board approve the Release of the DRC regarding the voluntary mitigation commitment for LUPA PC 06-4, Coral Springs Country Club, Inc.