

Executive Summary

Release of Declaration of Restrictive Covenants Regarding Land Use Plan Amendment PC 06-4, Coral Springs Country Club, Inc.

Coral Springs Country Club, Inc., (aka Bainbridge) Land Use Plan Amendment (LUPA) PC 06-4 consists of approximately 10.2 acres and is located in the southwest corner of Sample Road and NW 107th Avenue in the City of Coral Springs. In 2005, Coral Springs Country Club, Inc. proposed a land use change from Commercial Recreation to Medium-High (25) Residential to permit the development of 168 high-rise residential units on the site. The District's review of the proposal indicated that the development would generate a total of 10 students (7 elementary, 1 middle, and 2 high school). Schools affected during the review period, the 2005-06 school year, were Parkside Elementary, Sawgrass Springs Middle, and Coral Glades High Schools; and at that time, it was determined that mitigation was due for the anticipated students at elementary and middle school levels.

On March 9, 2006, Coral Springs Country Club, Inc. via its agent voluntarily committed to provide mitigation to address 8 students (7 elementary and 1 middle) attributed to the overcrowded schools by paying, in one lump sum, the total cost of Student Station Cost Factors for 8 students. On September 2, 2010, Coral Springs Country Club, Inc. memorialized the mitigation commitment via execution and recordation of Declaration of Restrictive Covenants (DRC) (OR BK 47393, Pages 1,263 to 1,281).

In 2014, Coral Springs Country Club, Inc. changed the unit mix to 250 mid-rise residential units, which was anticipated to generate a total of 12 students (7 elementary, 3 middle, and 2 high school). This change and resultant mitigation requirements were captured in the First Amendment to the DRC (Instrument #112732667, page 1 to 16) that was executed and recorded by the applicant on January 7, 2015. Consistent with the requirements contained in the First Amendment to the DRC, the mitigation due (Student Station Cost Factors for 8 students) for the project was satisfied on June 29, 2015, by paying in one lump sum the mitigation amount due of \$170,704 to The School Board of Broward County, Florida.

On February 22, 2018, a 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 had 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.