

## **Continuation of Summary Explanation and Background**

Staff determined that the development would generate a total of 37 (19 elementary, 8 middle, and 10 high) additional students into Broward County Public Schools and impact Margate Elementary, Margate Middle, and Coral Springs High Schools. Thereafter, Pineapple Grove Properties, LTD voluntarily committed to pay the cost for two modular classrooms for 19 additional elementary students as the mitigation for the students anticipated from the development. Subsequently, in 2007, via PC 07-2, 126 additional garden apartment units were added to the property and the unit mix was changed to all 262 garden apartment units. 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. On July 17, 2014, Pineapple Grove Properties, LTD satisfied the mitigation by paying in one lump sum, the mitigation amount due of \$520,000 (based on July 2014 cost for two modular classrooms) to the School Board of Broward County, Florida (SBBC).

In 2016, Pineapple Grove Properties, LTD agent advised staff via the provision of the Certificate of Occupancy (CO) issued by the City of Margate that they had completed the project. The information was subsequently verified by the City of Margate in May 2018. As a result, Pineapple Grove Properties, LTD requested a Release of the property from the DRC. Therefore, it is recommended that SBBC approve the Release of the DRC regarding the voluntary mitigation commitment for LUPA PC 06-23 and PC 07-2 Pineapple Grove Properties, LTD.