

Continuation of Summary Explanation and Background

Staff determined that the development would generate a total of 4 (2 elementary, 1 middle, and 1 high school) additional students into Broward County Public Schools and impact Oriole Elementary, Lauderdale Lakes Middle, and Boyd Anderson High Schools. Thereafter, Golf-Tam, Inc. voluntarily committed to pay Student Station Cost Factors for 4 additional students (2 elementary, 1 middle, and 1 high) and applicable school impact fees for 10 single-family units that were permitted on the site as the mitigation for the students anticipated from the development. In 2005, Golf Tam, Inc. recorded the required Declaration of Restrictive Covenants (DRC) to enable the legal enforcement of the voluntary mitigation commitment. The property was never developed as envisioned in LUPA PC 04-22. Subsequently, Blackwood Partners, LLC and Blackshore Partners, LLC purchased the 5-acre parcel (LUPA PC 04-22) as part of the 140.7-acre Oak Tree Golf Course property acquisition. Blackwood Partners, LLC and Blackshore Partners, LLC filed LUPA PC 19-2 with Broward County for the entire 140.7-acre parcel to change its current land use designation to Irregular (2.88) Residential. The new development plans under LUPA PC 19-2 now envisioned single-family homes on the 5-acre parcel (LUPA PC 04-22) that are subject to the DRC.

On April 8, 2019, Blackwood Partners, LLC and Blackshore Partners, LLC. via its agent requested a Release of the property from the DRC. Since the development planned on the 5-acre component of the property is inconsistent with the commitment made in the DRC, it is recommended that the School Board approve the Release of the DRC regarding the voluntary mitigation commitment for LUPA PC 4-22, Golf-Tam, Inc.