

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

Staff determined that the development would generate a total of 16 (8 elementary, 3 middle, and 5 high school) additional students into Broward County Public Schools and impact Norcrest Elementary, Deerfield Beach Middle, and Deerfield Beach High Schools. In 2006 Shoal Creek Properties – Pompano, LLC (Shoal Creek Properties), voluntarily committed to provide mitigation to address 3 additional middle school students attributed to the overcrowded school by paying, in one lump sum, the total cost of Student Station Cost Factors for 3 middle school students plus the applicable school impact fees for 115 townhouse units. Subsequently, Shoal Creek Properties recorded the required DRC and Amended DRC (for PC 05-23) to enable the legal enforcement of the voluntary mitigation commitment. Thereafter, in 2007, Shoal Creek Properties revised the LUPA (via PC 07-20) to change the land use designation to allow development of 249 mid-rise residential units. In 2012, Shoal Creek Properties voluntarily committed to pay Student Station Cost Factors for 3 middle school students and applicable school impact fees for 249 mid-rise units as the mitigation for the students anticipated from the development. Subsequently, in 2012, Shoal Creek Properties recorded the Second Amended DRC (for PC 07-20) to enable the legal enforcement of the revised voluntary mitigation commitment for 249 mid-rise residential units. On October 11, 2013, Shoal Creek Properties paid a total of \$305,290.00 in total mitigation due for the 249 mid-rise units (which addresses mitigation for 3 middle school students and school impact fees due for the project).

On September 4, 2019, Shoal Creek Properties, via its agent requested a Release of the property from the DRC. Staff recommends that the School Board approve the Release of the DRCs regarding the voluntary mitigation commitment for LUPA PC 05-23/PC 07-20, Shoal Creek Properties (aka Vintage Park Apartments).