

## **Exhibit 2**

### **Revised School District Correspondence and Staff Plat Report Dated May 12, 2006**



## THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

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May 12, 2006

Charles F. Fink, President  
Charles F. Fink, Inc.  
5342 NW 92<sup>nd</sup> Lane  
Coral Springs, Florida 33067

Dr. Frank Till  
*Superintendent of Schools*

Re: Revised Report/Proposed Mitigation for Bella Vista Plat (No. 065-MP-05)

Dear Mr. Fink:

This correspondence is in response to your letter dated April 18, 2006 regarding the revised voluntary mitigation commitment for students anticipated from the proposed development of 94 townhouse units in the Bella Vista Plat (No. 065-MP-05). As you aware, the City of Lauderdale Lakes on May 12, 2006 sent written notice to the School District indicating that the:

1. City allocated 94 flexibility units to United Homes at Bella Vista to enable development of the 94-townhouse units.
2. Subject units are not a component of the City of Lauderdale Lakes Land Use Plan Amendment application PC 05-13 for a Local Activity Center (LAC) designation.

Based on the City's written advise and direction from the School Board Cadre Attorney, Alan Gabriel, the previously issued August 10, 2005 School District Staff Plat Report regarding the Plat was revised to reflect the new information. As you are aware, provisions of the Interlocal Agreement for Public School Facility Planning (ILA) considers the allocation and development of flexibility units as additional residential units that are subject to School District review for the purposes of determining potential student impact to Broward County Public Schools. Upon such review, the units as proposed were determined to generate 26 (or 13 elementary, 6 middle and 7 high school) students, and impact Park Lakes Elementary, William Dandy Middle (both critically overcrowded schools in the 2005/06 school year), and Boyd Anderson High Schools. Thus, based on provisions of School Board Policy 1161, mitigation is due for the elementary and middle school students.

In your April 18, 2006 letter, you indicated that United Homes at Bella Vista will pay for one modular classroom as mitigation for the 13 elementary and 6 middle school students anticipated from the development of the 94 three bedrooms townhouse units. Based on the current school impact fee schedule

(effective October 1, 2005), the school impact fee that would currently be due for the 94 three bedrooms townhouse units is \$201,724. Additionally, the current cost for one modular classroom is \$212,000. Thus, the proposed mitigation is approximately \$10,276 above the current school impact fees due for the project. However, be advised that Policy 1161 requires that the cost for modular classroom shall be adjusted annually at the beginning of each fiscal year. The District's fiscal year begins annually on July 1. Therefore, the total amount due will be based on the effective cost of one modular classroom when the payment due is made. Additionally, the total amount due for the modular classroom shall be paid directly to the School Board of Broward County, Florida prior to the time building permit is obtained for the first unit of the project.

The proposed mitigation complies with Policy 1161. However, the proposed mitigation is subject to specific School Board approval, and will be scheduled for the Board's consideration at the June 6, 2006 Regular School Board Meeting. Also, the Declaration of Restrictive Covenant, which you submitted to enable legal enforcement of the voluntary commitment, is currently under review. However, be advised that the Restrictive Covenant cannot be **executed or recorded until after School Board formal acceptance of the proposed voluntary mitigation commitment.**

Thank you for your cooperation, and please email me at [chris.akagbosu@browardschools.com](mailto:chris.akagbosu@browardschools.com) or call me at 754-321-8352 if you have additional questions regarding this matter.

Sincerely,



Chris O. Akagbosu, Director  
Growth Management Division  
Facility Management, Planning & Site  
Acquisition Department

COA:coa

Attachment

1. Revised Staff Plat Report for Bella Vista Plat No. 065-MP-05

cc: Thomas J. Coates, Executive Director, Facility Management, Planning & Site Acquisition Department  
Thomas Moore, Director, School Boundaries  
Alan Gabriel, School Board Cadre Attorney  
Maite Azciotia, Deputy Broward County Attorney  
Henry Sniezek, Executive Director, Broward County Planning Council  
Dave Danovitz, Director, Broward County Development Management Division  
Gary Rogers, Executive Director, Community Redevelopment Agency  
Dan Holmes, Director, Department of Community Development





**Facility Management, Planning & Site Acquisition Department**  
**STAFF PLAT REPORT**

| <u>Final</u> <u>Plat</u>  | <u>Number and Type of Proposed Units:</u>  |
|---|--|
| <b>Plat Report Date:</b> May 12, 2006<br><b>Plat Name:</b> United Homes at Bella Vista<br><b>Plat No:</b> 065-MP-05<br><b>Jurisdiction :</b> Lauderdale Lakes<br><b>Developer / Agent :</b> United Homes at Lauderdale Lakes Inc. | Single Family: 0<br>Townhouse: 94<br>Garden Apt.: 0<br>High Rise: 0<br>Mobile Home: 0<br><b>Total Units:</b> 94<br><b>Other Proposed Uses:</b> |
| This Plat is subject to educational impact fees: <b>Yes</b>   |  |

| <u>SCHOOL IMPACT INFORMATION:</u> |                 |                   |            | Potential *                   | Cumulative **  |                               |       |       |       |       |
|-----------------------------------|-----------------|-------------------|------------|-------------------------------|--|-------------------------------|-------|-------|-------|-------|
| Currently Assigned Schools        | School Capacity | <u>Enrollment</u> |            | Student Impact From This Plat | Students From Plats Approved Since 1/03/06 - 5/12/06 | <u>Projected Enrollment**</u> |       |       |       |       |
|                                   |                 | 20th Day          | Over/Under |                               |  |                               |       |       |       |       |
|                                   |                 |                   |            |                               |  | 06/07                         | 07/08 | 08/09 | 09/10 | 10/11 |
| Park Lakes Elementary             | 994             | 1,415             | 421        | 13                            | 0  | 1,456                         | 1,401 | 1,436 | 1,463 | 1,583 |
| Dandy, William Middle             | 1,131           | 1,379             | 248        | 6                             | 0  | 1,380                         | 1,446 | 1,478 | 1,466 | 1,284 |
| Anderson, Boyd H. High            | 2,851           | 2,555             | -296       | 7                             | 0  | 2,633                         | 2,598 | 2,574 | 2,645 | 2,582 |
| <b>Total:</b>                     |                 |                   |            | 26                            | 0  |                               |       |       |       |       |


\*Calculations are based on the maximum student generation rates in the Broward County Land Development code.

\*\*Does not include Potential Students generated from this plat.

Note: Data on impacted schools are based on the 2005/06 school year boundaries.

**COMMENTS:**

This report updates the previous August 10, 2005 Plat Report for this Plat to reflect the use of 94 flexibility units for the development of units proposed in the Plat, and clarify based on the advise from the City that the subject units are not a component of Land Use Plan Amendment PC 05-13. As such, staff is advising the Broward County Commission, the applicant(s)/owner(s) and/or future developer(s) of the amendment site that based on the School District's 2005/06 Twentieth Day Membership Counts Report, and Enrollment and Facility Inventory Report (EFPI), Park Lakes Elementary and William Dandy Middle Schools are Critically Overcrowded in the 2005/06 school year, and Boyd Anderson High School is under enrolled (<90% of permanent capacity). The City of Lauderdale Lakes indicates that 94 flexibility units were allocated to this Plat to enable development of the 94 townhouse units. Additionally, the applicant/developer of the Plat has committed in a letter dated April 18, 2006 through its agent Charles Fink to in lieu of the school impact fees due for the 94 townhouse units, pay for one modular classroom as mitigation for the pertinent anticipated 13 elementary and 7 middle school student. The proposed mitigation complies with School Board Policy 1161, but will be scheduled for School Board consideration at the June 6, 2006 Regular School Board Meeting. In the adopted District Educational Facilities Plan, Fiscal Years (FY) 2005/06 - 2009/10, Park Lakes Elementary School is scheduled for a 10 classroom addition. However, no current completion date is forecasted for the project. In the 2005/06 school year the following charter schools are located within a two-mile radius of the Plat, and the Twentieth Day statistical data for each school is as follows: Central Charter School (K-5): Enrollment - 601, Contract Capacity - 630, Over/(Under) - (29), 2006/07 Student Enrollment Projections - 600; Eagle Academy (6-8): Enrollment - 331, Contract Capacity- 280, Over/(Under) - 51, 2006/07 Student Enrollment Projections - 270; Smart School (6-8): Enrollment - 361, Contract Capacity- 500, Over/(Under) - (139), 2006/07 Student Enrollment Projections - 470; Smart School Institute (9-12) Enrollment - 389, Contract Capacity - 1,000, Over/(Under) - (611), 2006/07 Student Enrollment Projections - 500. Park Lakes Elementary and William Dandy Middle Schools are projected to become overcrowded in the 2006/07 school year. Therefore, the pertinent cited charter schools are not anticipated to completely relieve overcrowding at Park Lakes Elementary and William Dandy Middle Schools. Please note that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment. The applicant and owner are also advised that temporarily, the Board utilizes other options such as portable classrooms, year round education (multi-track), double sessions or school boundary changes to accommodate students generated from developments in the County.

  
 Christopher O. Akagbosu, Director  
 Facility Management, Planning & Site Acquisition Department