

AGENDA REQUEST FORM**The School Board of Broward County, Florida**

Meeting Date 6/6/2006	Open Agenda <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Time Certain Request <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Agenda Item Number J-13
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TITLE: Payment for One Modular Classroom as Voluntary Mitigation Commitment
for Students Anticipated from the Bella Vista Plat, No. 065-MP-05, Located in the City of Lauderdale Lakes

REQUESTED ACTION:
Approve acceptance of the voluntary mitigation commitment by Charles Fink, on behalf of United Homes at Bella Vista, to pay for one modular classroom as mitigation for the students anticipated from the proposed development of 94 townhouse units in the Bella Vista Plat, No. 065-MP-05, located in the City of Lauderdale Lakes.

SUMMARY EXPLANATION AND BACKGROUND:

United Homes at Bella Vista is proposing to utilize 94 flexibility units to develop 94 townhouse units proposed in the Bella Vista Plat, No. 065-MP-05, located in the City of Lauderdale Lakes. Staff review of the development estimated that it would generate a total of 26 (13 elementary, 6 middle and 7 high) students into Broward County Public Schools, and schools affected during the review period, 2005/06 school year are Park Lakes Elementary, William Dandy Middle and Boyd Anderson High Schools.

School Board Policy 1161, requires the mitigation of students generated by residential development applications that would increase residential density, generate students and impact overcrowded Broward County public schools. Rule 12(d) of the Policy "Mitigation Options" lists the payment for needed permanent capacity or the provision of needed permanent classrooms such as modular classrooms, as a possible mitigation option for developments proposed by private developers. The Rule also requires specific School Board approval for such option.

To address the impact of the 13 elementary and 6 middle school students, attributed to the overcrowded Park Lakes Elementary and William Dandy Middle Schools, Charles Fink, on behalf of United Homes at Bella Vista is proposing to pay for one modular classroom as mitigation for the anticipated students. The cost for one modular classroom is currently estimated at \$212,000.

Based on the current school impact fee schedule (effective October 1, 2005), the school impact fee that would currently be due for the development is approximately \$201,724. Based on these figures, the proposed mitigation is approximately \$10,276 above the county required school impact fee. Provisions of Policy 1161 provides that the estimated cost for one modular classroom shall be revised at the beginning of each fiscal year by the School District. Therefore, the actual amount due for the modular classroom will be based on the cost in effect at the time United Homes at Bella Vista pays prior to obtaining the first building permit for the total units. Upon acceptance of the commitment and per School Board Policy 1161, the applicant will be required to file a Declaration of Restrictive Covenant to enable legal enforcement of the voluntary commitment. Therefore, it is recommended that the School Board approve acceptance of the voluntary mitigation commitment.

SCHOOL BOARD GOALS:

- ☐ Goal One: All students will achieve at their highest potential.
- ☐ Goal Two: All schools will have equitable resources.
- ☒ Goal Three: All operations of the school system will demonstrate best practices while supporting student achievement.
- ☒ Goal Four: All stakeholders will work together to build a better school system.

FINANCIAL IMPACT:

The financial impact to the School District is a positive impact of approximately \$10,276 in additional revenue above the County required school impact fee of \$201,724 for a total of \$212,000. All funds to be received have been included in the balanced District Educational Facilities Plan, Fiscal Years 2005/2006-2009/2010.

EXHIBITS: (List)

1. Correspondence dated April 18, 2006 from Charles Fink regarding the voluntary commitment.
2. Revised School District Correspondence and Staff Plat Report Dated May 12, 2006.
3. General Location Map

BOARD ACTION**APPROVED**

(For Official School Board Records' Office Only)

SOURCE OF ADDITIONAL INFORMATION

Name: Christopher O. Akagbosu

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THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT

MICHAEL GARRETSON, DEPUTY SUPERINTENDENT

Approved in Open Board Meeting on: **JUN 6 2006**

Revised July 31, 2003

FT/MG/TC/Akagbosu/Houchin

By: 

, School Board Chair