

Exhibit 2

School District Staff Report Dated May 3, 2006



Facility Management, Planning & Site Acquisition Department

600 S.E. 3rd Avenue, 4th Floor

Fort Lauderdale, Florida 33301

Land Use Plan Amendment Public School Facility Impact Statement

Property Description

Type: County **SEC 13** **TWP 48** **RNG 42**

Amendment #: PC 06-28

Owner / Developer : Unaflex Inc./Centerline Homes

Jurisdiction : City of Pompano Beach

Current Land Use: Industrial (Approx. 14.2 Acres)

Proposed Land Use: Medium (16) Residential (Approx. 14.2 Acres)

Potential Student Impact*

Existing Permitted Units: 0

Proposed Units: 202

Net Change : +202

Additional Impact:

Elementary Students: 24

Middle Students: 11

High Students: 12

Total: 47

Cummulative Students From**LUPA Approved Since:**

Since 1/02/06 to 5/03/06

Elem	Midd	High	Total

* Note: Calculations are based upon the maximum student generation rates in the Land Development Code.

Currently Assigned Schools*

	School Capacity	20th Day* Enrollment	Over/ (Under) Enrolled	Projected Enrollment**				
				06/07	07/08	08/09	09/10	10/11
Norcrest Elementary	1,032	760	-272	757	759	741	753	747
Deerfield Beach Middle	1,442	1,534	92	1,589	1,575	1,632	1,619	1,483
Deerfield Beach High	2,434	2,473	39	2,322	2,290	2,156	2,241	2,203

COMMENTS: Staff is advising the Broward County Planning Council (BCPC), the Broward County Commission, the applicant(s)/owner(s) and/or future developer(s) of the amendment site that based on the 2005/06 Twentieth Day Membership Counts and Enrollment and Facility Planning Inventory (EFPI) Reports, Norcrest Elementary School is under enrolled (< 90% of permanent capacity), Deerfield Beach Middle School is neutral (>= 90% to 110% of permanent capacity) but projected to become overcrowded in the 2006/07 school year, and Deerfield Beach High School is neutral in the 2005-06 school year. This application was reviewed as a potential 202 townhouse units development, consisting of 48 two-bedrooms and 154 three-bedrooms, and as currently proposed, is anticipated to generate 47 additional students into Broward County Public Schools, which will exacerbate overcrowded conditions at the impacted schools. This application is subject to the provisions of School Board Policy 1161 as it relates to proposed residential development applications with increased density impacting overcrowded schools. In a letter dated March 31, 2006, the applicant through its agent (Charles Fink) voluntarily agreed to pay the Florida established Student Station Cost factors amount for the middle and high school students. The proposed mitigation complies with Policy 1161, and will be scheduled for School Board consideration in a May or June 2006 Regular School Board Meeting. The applicant/owner is advised that temporarily, the School Board utilizes other options such as portable classrooms, multi-track year round education, double sessions or boundary changes to accommodate students generated from developments in the County. Data regarding charter schools located within a two-mile radius of the site in the 2005/06 school year was provided in the previous correspondence dated April 25, 2006.

* Note: 2005/06 School Year Data - School attendance areas are subject to change each year.

** Adjusted Cohort projections - Cohort Survival Model, School Boundaries Department.

Planned and Funded Improvements in the Currently Adopted District Educational Facilities Plan

Elementary Schools: None

Middle Schools: Deerfield Beach Midd. Sch.: 6 modular classrooms add., bulk funding for construction slated for FY 2006/07.

High Schools: None

Comments:

Date: May 3, 2006