

AGENDA REQUEST FORM
The School Board of Broward County, Florida

Meeting Date 6/19/2007	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-2
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TITLE: Voluntary Mitigation Commitment
for the Students Anticipated from Land Use Plan Amendment PC 06-29, Located in the City of Tamarac

REQUESTED ACTION:
Approve acceptance of the voluntary mitigation commitment by Charles Fink, on behalf of Prestige Homes to pay the Student Station Cost Factors amount as mitigation for 9 middle and an additional 10 elementary school students anticipated from the development of 232 units proposed in Land Use Plan Amendment PC 06-29, located in the City of Tamarac.

SUMMARY EXPLANATION AND BACKGROUND:
Prestige Homes proposed a land use change for an approximate 33.37 acre site located in the City of Tamarac from Commercial Recreation to Low-Medium (10) Residential to enable the development of 232 units consisting of 184 (138 two-bedrooms and 46 three or more bedrooms) townhouse units and 48 (24 three bedrooms and 24 four or more bedrooms) single-family units. Staff review of the development estimated that it would generate a total of 44 (25 elementary, 9 middle and 10 high school) students into Broward County Public Schools. Schools affected during the review period, the 2006/07 school year, are Park Lakes Elementary, Lauderdale Lakes Middle and Boyd Anderson High Schools. School Board Policy 1161 requires mitigation from owner(s)/developer(s) of proposed residential development(s) that increases density and impact schools that are overcrowded in the current school year or the next two effective school years. Also, Rule 12(e) of the Policy "Mitigation Options" enables the owner(s)/developer(s) to propose mitigation option that is different from those specifically listed in the Policy. However, such proposal is subject to specific School Board approval. Additionally, Policy 1161 requires that all proposed mitigation shall not be less than the school impact fees due for the development.

Of the schools impacted in the 2006/07 school year and subsequent two years, only Lauderdale Lakes Middle School is overcrowded. To address the impact of the anticipated 9 middle school students, and to ensure that the proposed mitigation is not less than the school impact fees due, Charles Fink, on behalf of Prestige Homes is proposing to pay the Student Station Cost Factors amount for 9 middle and an additional 10 elementary school students. Hence this proposal is considered an alternative mitigation proposal. Based on the current school impact fee schedule (effective October 1, 2006), the school impact fee that would currently be due for the development is approximately \$360,614. Based on the June 2007 Student Station Cost Factors Schedule, the cost per student station amount for the 9 middle and 10 elementary school students is \$365,058, or \$4,444 above the County required school impact fees due. It should be noted that the actual amount due will increase since amount paid will be based on the Student Station Cost Factors Schedule in effect prior to when Prestige Homes obtains building permit for the first unit. 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 \$4,444 in additional revenue above the County required school impact fee of \$360,614 for a total of \$365,058. All funds to be received have been included in the balanced District Educational Facilities Plan, Fiscal Years 2006/07-2010/11. This item does not require a collaboration form from the Capital Budget Department.

EXHIBITS: (List)

1. Correspondence dated April 2, 2007 from Charles Fink regarding the voluntary commitment.
2. School District Staff Report Dated May 7, 2007
3. General Location Map for the Site

BOARD ACTION APPROVED (For Official School Board Records' Office Only)	SOURCE OF ADDITIONAL INFORMATION Name: Lisa Wright  Phone: 754-321-8356 
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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:

By:  JUN 19 2007 School Board Chair