

AGENDA REQUEST FORM
The School Board of Broward County, Florida

Meeting Date 3/15/2005	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 Commitment Regarding Mitigation for the Pertinent Student Impact Anticipated from Land Use Plan Amendment PC 04-16 in the City of Oakland Park

REQUESTED ACTION:

Approve acceptance of the voluntary Commitment by Lauderdale Properties & Investments, LLC to pay an amount equal to the school impact fee due for 200 three-bedroom townhouse units, and pay the Florida established cost per student station for one high school student as mitigation for the 40 pertinent students anticipated from the proposed development of the townhouse units in the City of Oakland Park.

SUMMARY EXPLANATION AND BACKGROUND:

Lauderdale Properties & Investments, LLC, the owner of a 9.417 acre site located in the City of Oakland Park is proposing to change the land use designation of the site from the current designation of Commercial to Irregular (12) Residential to enable the development of 200 three-bedroom townhouse units. The application was initially reviewed by staff in March 2004 as a 233 townhouse units development consisting of 171 two-bedrooms and 62 three-bedrooms, and was anticipated to generate 38 students (21 elementary, 7 middle and 10 high school) students. The application was reviewed by the Broward County Planning Council as Land Use Plan Amendment PC 04-16, and subsequently approved and adopted by the Broward County Commission, recognizing the applicant's then voluntary commitment to pay for two modular classrooms as mitigation for the pertinent students. On November 9, 2004, the School Board accepted the offer of two modular classrooms as mitigation for the anticipated students. In early February 2005, the applicant notified staff of the project's revision to 200 three-bedroom townhouse units. They were subsequently advised that the 200 units is anticipated to now generate 55 (28 elementary, 12 middle and 15 high school) students. Schools affected in the 2004/05 school year are Oriole Elementary, Lauderdale Lakes Middle (overcrowded schools) and Boyd Anderson High Schools (under enrolled).

School Board Policy 1161 requires the mitigation of students generated by rezoning or land use plan amendments that will increase residential density, generate students and impact overcrowded Broward County public schools. To address the anticipated 28 elementary and 12 middle school students impact to the overcrowded elementary and middle schools, Lauderdale Properties & Investments, LLC is proposing to pay an amount equal to the school impact fee due for 200 three-bedroom townhouse units, and pay the Florida established cost per student station for one high school student. The proposed mitigation is considered an alternative mitigation proposal as provided for in Rule 12(e) "Other Mitigation Options" of Policy 1161, and requires specific School Board approval. Based on the current school impact fee schedule (effective October 1, 2004), the school impact fee that would be currently due for the development is approximately \$419,200, and utilizing the March 2005 Student Station Cost Factors figure, the cost per student station for one high school student is \$20,921. Based on the current figures, the proposed mitigation is approximately \$20,921 above the county required school impact fee. However, actual amounts due will be based on the effective school impact fee and cost per student station schedules at the time the developer obtains the first building permit for the total units. Upon acceptance of the commitment and per Policy 1161, the owner will be required to file a Declaration of Restrictive Covenant against the property to enable legal enforcement of the voluntary 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 is currently estimated to be \$20,921 in additional revenue, above the County required school impact fee.

EXHIBITS: (List)

1. Public School Facility Impact Statement Report for Land Use Plan Amendment PC 04-16 dated March 4, 2004.
2. Student Station Cost Factors February 2005
3. General Location Map for Land Use Plan Amendment PC 04-16

BOARD ACTION

APPROVED

(For Official School Board Records' Office Only)

SOURCE OF ADDITIONAL INFORMATION

Name: Christopher O. Akagbosi Phone: 754-321-2162

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

DIVISION OF FACILITIES AND CONSTRUCTION MANAGEMENT
MICHAEL GARRETSON, DEPUTY SUPERINTENDENT

Approved in Open Board Meeting on

By: _____

_____, School Board Chair