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June 12, 2018

Sheila Rose
Director, Department of Sustainable Development
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

Re: *North Broward Preparatory School – Extension of Temporary Use Agreement*

Dear Ms. Rose,

As you are aware, this firm represents North Broward Preparatory Schools, LLC (“NBPS”), a private preparatory boarding school operating on the +/- 69.50 acre property located at 7600 Lyons Road, which is generally located at the southeast corner of Lyons Road and the Hillsboro Canal (“Property”) within the City of Coconut Creek (“City”). North Broward Preparatory School includes elementary, middle and high schools and was recently approved for construction of a +/- 40,000 square foot athletic and wellness center and residential dormitories.

On July 11, 2013, the City entered into a Temporary Use Agreement (“Agreement”) with NBPS to permit the location of two (2) temporary modular dormitories for a period of three (3) years. The Agreement included certain timing obligations intended to ensure NBPS was proactively pursuing a permanent solution for housing students on or off campus. The Agreement was originally set to expire on July 11, 2016. On January 26, 2015, you granted a one (1) year extension to the expiration of the Agreement and all relevant dates by one (1) year and a second one (1) year extension was granted by the City Commission on June 8, 2017. As such, the Agreement is now set to expire on July 11, 2018.

NBPS began construction of the Residential Village on the Property in August 2017 and is anticipating a temporary certificate of occupancy within the next month with a full certificate of occupancy shortly thereafter. Once the certificate of occupancy is issued for the Residential Village, NBPS will be able to remove the temporary modular dormitories from the Property. NBPS anticipates submitting the necessary permits for demolition of the modular dormitories within approximately two (2) weeks. However, there are currently still international students living in

the temporary modular dormitories and they are also used by the Eagles Landing Camp, which operates on campus during the summer months. As such, NBPS is requesting a ninety (90) day extension of the Agreement through October 11, 2018 in order to allow for continued use of the temporary modular dormitories during the summer months and for their removal shortly following the transition of students into the Residential Village. NBPS has continuously and in good faith been working towards completion of construction of the Residential Village and is continuing to work so that the Certificate of Occupancy is issued prior to the commencement of the new school year.

I look forward to hearing back from you concerning this matter. If you have any questions or concerns, please do not hesitate to contact me at 561-405-3323.

Sincerely,



Christina Bilenki, Esq.

cc: Terrill Pyburn, Esq.
Scott Stoudenmire
John Lehman
Scott Backman, Esq.