

Return to: (enclose self-addressed stamped envelope)

Name: Marla Neufeld, Esq.

Address: 200 E. Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:

Marla Neufeld, Esq.
Greenspoon Marder
200 E. Broward Blvd, Suite 1800
Fort Lauderdale, Florida 33301

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NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY UNTIL FULLY PAID AND PERFORMED.

AMENDMENT TO
EDUCATIONAL MITIGATION AGREEMENTS
IN CONNECTION WITH BROWARD COUNTY
LAND USE TEXT AMENDMENT PCT 04-2
AS AMENDED BY PCT 06-1, PCT 13-2, and PCT 16-2

THIS AMENDMENT TO EDUCATIONAL MITIGATION AGREEMENTS (“2016 Amendment”) made this _____ of _____, 2017, and entered into by and between:

THE CITY OF PEMBROKE PINES, a municipal corporation, its successors and assigns, with an address of 10100 Pines Boulevard, Pembroke Pines, FL 33026, (“City”),

AND

BROWARD COUNTY, a political subdivision of the State of Florida, with an address of 115 South Andrews Avenue, Fort Lauderdale, Florida 33301 (“County”),

AND

THE SCHOOL BOARD OF BROWARD COUNTY, a body corporate and political subdivision of the State of Florida, with an address of 600 Southeast 3rd Avenue, Fort Lauderdale, Florida 33301 (“School Board”).

WITNESSETH:

WHEREAS, the City, through Sun Trust Bank, as Trustee of Pembroke Pines Land Trust, Florida Land Trust Agreement No. 56-02-137-6900246, as the fee simple owner of the entire 146.47 acres of the development known as Pembroke Pines City Center, as more particularly described on **Exhibit “A”** (“City Center Property”), filed an initial land use plan text amendment application for the City Center Property (“PCT 04-2”) to create the Pembroke Pines City Center

Local Activity Center (“LAC”) for 325 townhomes and 425 high-rise units. In connection with PCT 04-2, the City entered into an Educational Mitigation Agreement between the City, the School Board, and County recorded in Book 42695, Pages 32-60 of the Official Records of Broward County, Florida which required payment of the higher of student station cost factors fees or school impact fees per dwelling unit (“2004 School Agreement”); and

WHEREAS, the second land use plan text amendment application filed by the City for the City Center Property (“PCT 06-1”) added 250 additional high-rise units. In connection with PCT 06-1, the City entered into an Educational Mitigation Agreement between the City, the School Board, and County recorded in Book 44153, Pages 647-675 of the Official Records of Broward County, Florida which required payment of the higher of student station cost factors fees or school impact fees (“2006 School Agreement”); and

WHEREAS, since approval of the 2004 School Agreement and the 2006 School Agreement, the County and the City, in conjunction with the School Board, have adopted public school concurrency regulations which require all new residential development to comply with development review criteria for public school concurrency which will necessitate public school concurrency review either at the plat or site plan (or functional equivalent) stage of development review; and

WHEREAS, Chapter 5, Article IX, Broward County Code of Ordinances, requires that no application for a building permit shall be accepted by the County or by any municipality without documentation that a finding of adequacy of school sites and facilities has been made by the County; and

WHEREAS, the third land use plan text amendment application filed by the City for the City Center Property (“PCT 13-2”) amended the LAC to allow a total of 1,365 dwelling units consisting of 275 townhomes, 415 multi-family, and 675 high-rise dwelling units (of which 250 high rise units would be affordable housing units). In connection with PCT 13-2, the City entered into the First Amendment to Educational Mitigation Agreement between the City, the School Board, and County recorded in Book 50522, Pages 1173-1194 of the Official Records of Broward County, Florida which required that the 365 dwelling units added by PCT 13-2 pay the higher of student station cost factors fees or school impact fees per dwelling unit (“2013 School Agreement”); and

WHEREAS, all of the 1,365 previously approved dwelling units in the LAC are herein after referred to as “Previously Approved Units” and shall continue to be bound by the 2004 School Agreement, 2006 School Agreement, and 2013 School Agreement and the requirements contained therein including the payment of the higher of student station cost factors fees or school impact fees prior to environmental review approval of construction plans by the Broward County Planning and Development Management Division; and

WHEREAS, the 2013 School Agreement assigned 275 townhomes and 425 high-rise units to Pines City Center Residences Phase I, LLC and Pines City Center Residences Phase II, LLC. The 2013 School Agreement assigned 365 multi-family units to RD Pembroke Apartments, LLC. The City has issued building permits for the 1,065 units assigned to Pines City Center Residences Phase 1 LLC, Pines City Center Residences Phase II, LLC, and RD

Pembroke Apartments, LLC (“Assigned Units”) in compliance with the terms of the 2013 School Agreement; and

WHEREAS, a fourth land use plan text amendment filed by the City for the City Center Property (“PCT 16-2”) and approved by the Broward County Board of County Commissioners further added 476 residential dwelling units to the LAC consisting of 450 multi-family market rate units (reviewed as garden apartment) and 26 high rise affordable housing units (“New Units”) resulting in a total of 1,841 dwelling units consisting of 701 high-rise dwelling units (276 of which shall be affordable housing units), 275 townhomes, and 865 multi-family units (415 reviewed as mid-rise and 450 reviewed as garden apartment); and

WHEREAS, City has agreed to mitigate the impact of students anticipated from the development of the New Units in the LAC pursuant to this 2016 Amendment as well as to continue to mitigate the impacts of the Previously Approved Units pursuant to 2004 School Agreement, 2006 School Agreement, and 2013 School Agreement; and

WHEREAS, the School District’s Facility Planning and Real Estate Department issued a School Consistency Review Report (SBBC-1014-2011) for the New Units dated December 8, 2015 regarding PCT 16-2, a copy is attached hereto as **Exhibit B**; and

WHEREAS, of the 1,841 dwelling units allowed by PCT 16-2, 1,065 are Assigned Units and 776 dwelling units are remaining units to be built in the LAC (“Unassigned Units”); and

WHEREAS, pursuant to PCT 16-2 the Unassigned Units, which includes the 476 New Units, are proposed to consist of the following units:

- 276 high-rise affordable housing (collectively “AFU”)
- 102 townhouse
- 285 garden apartment
- 113 high rise; and

WHEREAS, the City is the fee simple owner of approximately 13+/- acres located within a portion of the City Center Property, more particularly described on **Exhibit C**. Terra City Center MF, LLC (“Terra”) is under contract to purchase the 13+/- acres (Phase 2 Residential) from the City; and

WHEREAS, the City, in conjunction with the School Board, seeks to clarify the assignment of 387 units to Terra which will consist of 102 townhouse units and 285 garden apartment units as defined in the Broward County Land Development Code; and

WHEREAS, the units allocated to Terra are further restricted as follows:

- 51 two bedroom townhouse
- 51 three or more bedroom townhouse
- 171 one bedroom garden apartment
- 90 two bedroom garden apartment
- 24 three more bedroom garden apartment; and

WHEREAS, the remaining 389 high rise units (which include AFU) will be utilized in the future by the City or assigned by the City to another entity at a later date; and

WHEREAS, as a condition for approval of PCT 16-2, the City was required to amend the 2004 School Agreement, 2006 School Agreement, and 2013 School Agreement with the School Board and County to recognize the incorporation of the New Units and reflect the students anticipated from New Units, and to enable legal enforcement of the commitment made before any building permits can be issued for the New Units in the LAC; and

WHEREAS, in connection with PCT 16-2, the City, County, and School Board are desirous of amending the 2004 School Agreement, 2006 School Agreement, and 2013 School Agreement upon the terms and provisions as hereinafter set forth.

NOW, THEREFORE, in consideration of the foregoing premises and the promises and covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree:

1. The foregoing recitals set forth above are true and correct and are incorporated herein by this reference.

2. The City, County and School Board do hereby confirm, ratify and reaffirm the covenants, restrictions and obligations contained in the 2004 School Agreement, 2006 School Agreement, and 2013 School Agreement.

3. This 2016 Amendment shall be deemed part of, but shall take precedence over and supersede any provisions to the contrary contained in the 2004 School Agreement, 2006 School Agreement, and 2013 School Agreement.

4. The City has issued building permits for the Assigned Units and the appropriate school mitigation fees have been paid and satisfied for the Assigned Units.

5. The City shall reserve 276 of the Unassigned Units in the LAC for AFUs.

6. The building permits for Unassigned Units may be issued by the City in any order subject to approval by the City and payment of the applicable school mitigation or impact fees for the units being permitted.

7. The City, County and School Board acknowledge and approve the total 1,841 permitted residential units and mix within the LAC as specified in the County approved Land Use Plan Amendment PCT 16-2. Any application for 776 Unassigned Units (consisting of 102 townhouse, 285 garden apartment, and 389 high rise units of which bedroom mix for townhouse and garden apartment units as specified on page 3) shall be consistent with PCT 16-2 and subject to the imposition of educational mitigation in the manner set forth in 2004 School Agreement, 2006 School Agreement, 2013 School Agreement and this 2016 Amendment. The City shall require that all Unassigned Units (a) be assessed the higher of student station cost factor fees, or school impact fees, consistent with the terms of this 2016 Amendment, on a site specific project basis the actual amount due shall be determined at time of payment; (b) monitor and make certain that development within the LAC will be built as specified herein for residential type and mix, and (c) as otherwise may be required to comply with this 2016 Amendment.

8. Based on the currently effective Student Generation Rates contained in the Broward County Land Development Code (BCLDC) Table attached hereto as **Exhibit D**, the Unassigned 776 Units (consisting of 51 two bedroom and 51 three or more bedroom townhouse; 171 one bedroom, 90 two bedroom, and 24 three or more bedroom garden apartments; and, 389 high rise units are anticipated to generate a total of 74 students consisting of 38 elementary school students, 17 middle school students and 19 high school students into Broward County Public Schools.

9. The City shall provide written notification to the Director of the School Board Facility Planning and Real Estate Department or their designee (“Director”) as provided herein, upon site plan or plat approval of any residential project authorized pursuant to Amendment PCT 16-2. Notification shall include project location and number and type of units approved in the site plan or plat and shall be confirmed by the City at the time of a building permit is issued.

10. Prior to the issuance of a building permit for construction of an Unassigned Unit, the City shall verify that the owner, applicant and/or developer has paid the applicable student mitigation fees or impact fees for the residential units being permitted as set forth herein. Failure to verify and ensure payment of the student mitigation fees prior to issuance of a building permit shall constitute a default of this 2016 Amendment. Nothing herein shall waive or affect the right of the County and/or School Board to otherwise require the City to comply with the conditions of Amendment PCT 16-2 or this 2016 Amendment by any remedy provided by law or equity.

11. The student station cost factors fees per dwelling unit for each of the Unassigned 776 Units (consisting of 102 townhouse, 285 garden apartment, and 389 high rise units of which bedroom mix for townhouse and garden apartment units as specified on page 3) within the LAC shall be an amount derived from the cost per student station using the current Student Station Cost Factors as determined, published and amended by the State of Florida for elementary, middle, and high school students, and the associated per dwelling unit cost as calculated by the School Board. Based on the calculation utilizing the State of Florida Student Station Cost Factors, published December 2016 and attached hereto as **Exhibit “E”**, the per dwelling unit cost for the 776 Unassigned Units would be \$2,355.00 for March 2017, which amount may change from time to time. In no event shall the student station cost factors fees assessed per dwelling unit be less than the applicable Educational Impact Fee for the type of unit and the actual amount due shall be determined at the time of payment.

12. In the event that the total number of units change from what is represented herein and there is an increase in the number of units or a change in unit type(s) and/or bedroom mix, the City or the then current owner agrees to provide written notification to the Director, with a copy to the Broward County Planning and Development Management Division. The Director, or designee, shall determine the additional students anticipated from any change in the residential type, bedroom mix or increase in residential units beyond the 776 multi-family units (the Unassigned Units) contemplated herein and shall notify the City and the County of any further increase in the number of anticipated students. If it is determined upon review that additional students would be generated by the change proposed to the approved development level reflected herein, and that excess permanent capacity would not be available to accommodate the anticipated additional students, the City (or the then current owner) shall the n propose additional mitigation for the newly anticipated additional students consistent with the terms of this 2016 Amendment and subject to the terms and provisions contained in the adopted

School Board Growth Management Policy. In the event that changes in the overall mix of residential units and/or mix of bedrooms result in a net reduction in the amount of units, no refund of any portion of the school impact and/or mitigation fees shall be due and owing to the City by the County or the School Board. ,

13. EFFECTIVE DATE. This 2016 Amendment shall become effective upon its recording in the Public Records of Broward County, Florida (“Effective Date”) and the provisions hereof shall constitute a covenant running with the land and shall remain in full force and effect and binding upon the undersigned, their heirs, legal representatives, successors, grantees and assigns until released as provided herein.

14. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. Until otherwise designated by amendment to this 16 Amendment, the parties designate the following as the respective places for giving notice:

For the SCHOOL BOARD:

Superintendent of Schools
The School Board of Broward County, Florida
Kathleen C. Wright Administrative Building
600 Southeast 3rd Avenue
Fort Lauderdale, FL 33301

With a copy to:

Director, Facility Planning and Real Estate Department
The School Board of Broward County, Florida
Facility Planning and Real Estate Department
Kathleen C. Wright Administrative Building
600 Southeast 3rd Avenue, 8th Floor
Fort Lauderdale, FL 33301

For COUNTY:

Director, Planning and Development Management Division of Broward County
One North University Drive, Suite 102A
Plantation, FL 33324

For CITY:

City Manager
City of Pembroke Pines
10100 Pines Boulevard
Pembroke Pines, FL 33026

14. SEVERABILITY. If any provision of this 2016 Amendment is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the 2016 Amendment, and the balance of the 2016 Amendment will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the 16 Amendment.

15. RELEASE. When all of the obligations set forth herein are fully paid and performed, County and the School Board, at the request of City or its successor and upon payment of any applicable fees, shall cause a release to be recorded in the Official Records of Broward County, Florida, evidencing such performance. To the extent that the obligations set forth herein are divisible and attributable to a specific parcel the payment of the student station per dwelling unit cost fees, the applicable County school impact fee and the issuance of a building permit shall constitute evidence that the divisible portion of the obligation has been satisfied.

16. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this 2016 Amendment and any action involving the enforcement or interpretation of any such rights hereunder shall be submitted to the jurisdiction of the State Court of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the State of Florida.

17. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this 2016 Amendment are for convenience and reference only and in no way define, describe, extend, or limit the scope of this 2016 Amendment, nor the intent of any provisions hereof.

18. NO WAIVER. No waiver of any provisions of this 2016 Amendment shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

19. EXHIBITS. All Exhibits attached hereto contain additional terms of this 2016 Amendment and are incorporated herein by reference.

20. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged, and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this 16 Amendment.

21. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this 2016 Amendment and executed by the County, City, and School Board.

22. COUNTERPARTS. This 2016 Amendment may be executed in three (3) counterparts, each of which may be deemed to be an original, and all of which together will constitute one and the same instrument.

23. RECORDING. The City agrees to record this 2016 Amendment in the Broward County Public Records, at its expense.

IN WITNESS WHEREOF, the parties have made and executed this 2016 Amendment on the respective dates under each signature: County, through its Board of County Commissioners, signing by and through its Mayor or Vice Mayor, authorized to execute same by Board action on the ___ day of _____, 2017, School Board, signing by and through its Chair, authorized to execute same by Board action on the ___ day of _____, 2017, and City, signing by and through its City Manager duly authorized to execute same on the ___ day of _____, 2017.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK
WITH SIGNATURE PAGES FOLLOWING.]

[See Following Page for Signatures]

COUNTY

ATTEST:

BROWARD COUNTY, through its BOARD
OF COUNTY COMMISSIONERS

County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners of
Broward County, Florida

By: _____
Printed Name: _____
Title: _____

_____ day of _____, 2017

Approved as to form by
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, FL 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Assistant County Attorney

_____ day of _____ 2017

SCHOOL BOARD

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

ATTEST:

Name: Robert W. Runcie
Title: Superintendent of Schools

By: _____
Name: Abby M. Freedman
Title: School Board Chair

_____ day of _____, 2017

Approved as to Form:

By: 

Barbara J. Myrick, its General Counsel

7 day of April, 2017

CITY

WITNESSES:

[Signature]
Print Name: SAMUEL S. STONEY
[Signature]
Print Name: MICHAEL STAMM

CITY OF PEMBROKE PINES

By: [Signature]
Name: CHARLES F. DODGE
Title: City Manager
5th day of April, 2017

APPROVED AS TO FORM:

By: [Signature]
Name: Jacob Hamrick
Title: City Attorney
5 day of April 2017

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 5 day of April, 2017, by Charles F. Dodge as City Manager of THE CITY OF PEMBROKE PINES.

He or she is:

personally known to me, or
 produced identification. Type of identification produced _____

Seal

NOTARY PUBLIC
[Signature]
Print Name MARLENE D. GRAHAM
My commission expires:

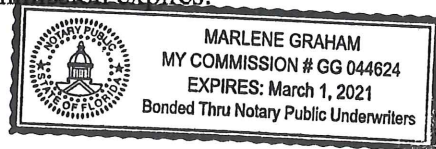


EXHIBIT "A"

CITY CENTER PROPERTY

LEGAL DESCRIPTION

PARCEL 1:

Portions of Tracts 35-43 and 54-60, Section 18, Township 51 South, Range 41 East of "The Everglades Sugar & Land Co. Subdivision", according to the plat thereof as recorded in Plat Book 2, Page 39, of the Public Records of Miami - Dade County, Florida, said portions described as follows:

Begin at the Northeast corner of Parcel "A" "PINES LAKE COMMERCIAL CENTER", according to the plat thereof as recorded in Plat Book 161, Page 31, of the Public Records of Broward County, Florida (P.O. B. #1); thence along a line parallel with and 100.00 feet South of the North line of the South half (S 1/2) of said Section 18, also being the South right of way line of Pines Boulevard as described in Deed Book 173, Page 441 and Deed Book 634, Page 183 of said Public Records of Broward County, Florida, North 87° 49' 48" East 2552.54 feet to the Westerly line of a 120 foot Florida Power & Light Company Easement as described in Official Records Book 2222, Page 704, of said Public Records of Broward County, Florida; thence along said Westerly line, South 32° 14' 16" West 1751.20 feet to the Northeast corner of Parcel "A", Pines Central Park, according to the plat thereof as recorded in Plat Book 168, Page 21 of said Public Records of Broward County, Florida; thence along the North line of said Parcel "A" North 86° 15' 29" West 764.98 feet to the Northerly most Northwest corner of said Parcel "A", thence along the Northerly prolongation of a Westerly line of said Parcel "A", North 17° 18' 09" East 128.08 feet; thence South 87° 49' 48" West 973.00 feet; thence North 01° 46' 39" West 177.23; thence North 87° 49' 48" East 127.02 feet to the Southerly prolongation of the East line of said Parcel "A" of "PINES LAKE COMMERCIAL CENTER"; thence along said Southerly prolongation and said East line, North 02° 10' 12" West 1068.04 feet to the Point of Beginning.

Together with:

Portions of Tracts 33-36 and 58-64, Section 18, Township 51 South, Range 41 East of "The Everglades Sugar & Land Co. Subdivision", according to the plat thereof as recorded in Plat Book 2, Page 39, of the Public Records of Miami - Dade County, Florida, said portions described as follows:

Begin at the Southwest corner of Parcel "A" "PEMBROKE PINES CITY HALL PLAT", according to the plat thereof as recorded in Plat Book 136, Page 23, of the Public Records of Broward County, Florida (P.O.B. #2); thence along the South line of said Tract "A" North 87° 52' 43" East 976.49 feet to the Southeast corner of said Tract "A"; thence along a line parallel with and 100.00 feet West of the East line of the Southeast Quarter (SE 1/4) of said Section 18, South 02° 07' 17" East 1421.17 feet so a line parallel with and 50.00 feet North of the South line of said Southeast Quarter (SE 1/4), also being the North right of way line of Washington Street as described in Deed Book 634, Page 183, of said Public Records of Broward County, Florida; thence along said parallel line, South 87° 49' 35" West 1985.51 feet to the Easterly line of a 160 foot Florida Power & Light Company Easement as described in Official Records Book 222, Page 552, of said Public Records of Broward County, Florida; thence along said Easterly line, North 32° 14' 01" East 1723.66 feet to the Westerly prolongation of said South line of Tract "A";

thence along said Westerly prolongation, North 87° 52' 43" East 36.34 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida.

PARCEL 2: (FP&L Easement Property)

That portion of land described in Official Records Book 2222, Page 704, Official Records Book 2222, Page 552 and Official Records Book 1192, Page 114. all of the Public Records of Broward County, Florida, lying South of South right of way line of Pines Boulevard as described in Deed Book 173, Page 441 and Deed Book 634, Page 183, of said Public Records and lying North of the North right of way line of Washington Street as described in Deed Book 634, Page 183, of said Public Records, said portion of land more particularly described as follows:

Begin at the Northwest corner of Tract "A", PEMBROKE PINES CITY HALL PLAT, according to the plat thereof as recorded in Plat Book 136, Page 23, of said Public Records; thence along the Westerly line of said Tract "A", and the Southwesterly extension thereof South 32 degrees 14 minutes 01 seconds West 3018.92 feet to said North right of way line of Washington Street, said North right of way line being 50.00 feet North of the South line of the Southeast quarter (SE 1/4) of Section 16, Township 51 South, Range 41 East; thence along said North right of way line, South 87 degrees 49 minutes 35 seconds West 376.19 feet to the Southeast corner of Tract A, F.P. & L Hollybrook Substation, according to the plat thereof as recorded in Plat Book 120, Page 42, of said Public Records; thence along the Easterly line of said Tract "A", along the Easterly line of Parcel "A", Pines Central Park, according to the plat thereof as recorded in Plat Book 168, Page 21, of said Public Records and along the Northwesterly extension thereof, North 32 degrees 14 minutes 10 seconds East 3019.00 feet to said South right of way line of Pines Boulevard, said South right of way line being 100.00 feet South of the North line of the South half (S 1/2) of said Section 18; thence along said South right of way line, North 87 degrees 49 minutes 48 seconds East 375.91 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida.

EXHIBIT "B"

SCHOOL CAPACITY AVAILABILITY DETERMINATION

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-1014-2011
County No: PCT 16-2
Pembroke Pines City Center

December 8, 2015

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
Date: December 8, 2015	Units Permitted: 1,365 Units Proposed: 1,841	Existing Land Use: LAC																				
Name: Pembroke Pines City Center	NET CHANGE (UNITS): 476	Proposed Land Use: LAC																				
SBBC Project Number: SBBC-1014-2011	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Students</th> <th>Permitted</th> <th>Proposed</th> <th>NET CHANGE</th> </tr> </thead> <tbody> <tr> <td>Elem</td> <td>68</td> <td>155</td> <td>87</td> </tr> <tr> <td>Mid</td> <td>29</td> <td>80</td> <td>51</td> </tr> <tr> <td>High</td> <td>43</td> <td>98</td> <td>55</td> </tr> <tr> <td>Total</td> <td>140</td> <td>333</td> <td>193</td> </tr> </tbody> </table>	Students	Permitted	Proposed	NET CHANGE	Elem	68	155	87	Mid	29	80	51	High	43	98	55	Total	140	333	193	Current Zoning: MXD
Students		Permitted	Proposed	NET CHANGE																		
Elem		68	155	87																		
Mid		29	80	51																		
High		43	98	55																		
Total	140	333	193																			
County Project Number: PCT 16-2	Proposed Zoning: MXD																					
Municipality Project Number:	Section: 18																					
Owner/Developer: Terra Group	Township: 51																					
Jurisdiction: Pembroke Pines	Range: 41																					

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity
Pines Lakes Elementary	927	927	577	-350	-19	62.2%
Pines Middle	1,769	1,769	1,130	-639	-29	63.9%
Flanagan, Charles W. High	3,034	3,034	2,835	-199	-7	93.4%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				16/17	17/18	18/19	19/20	20/21
Pines Lakes Elementary	577	-350	62.2%	593	556	586	582	562
Pines Middle	1,130	-639	63.9%	1,074	1,028	1,129	1,050	1,058
Flanagan, Charles W. High	2,835	-199	93.4%	2,815	2,840	2,848	2,868	2,938

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	20/21	21/22	22/23	23/24	24/25
Area F - Elementary	19,263	15,193	-4,070	18,028	18,123	18,218	18,312	18,407
Area F - Middle	11,173	7,563	-3,610	10,643	10,620	10,598	10,575	10,553
Area F - High	14,319	12,876	-1,443	13,601	13,560	13,519	13,477	13,436

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2015-16 Contract Permanent Capacity	2015-16 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				16/17	17/18	18/19
Atlantic Montessori Charter	144	123	-21	123	123	123
Atlantic Montessori Charter West	500	108	-392	108	108	108
Kidz Choice Charter	750	154	-596	154	154	154
Pembroke Pines E_west Central	2,470	1,876	-594	1,876	1,876	1,876
Renaissance Charter @ Pines	1,145	799	-346	799	799	799
Renaissance Charter Ms @ Pines	1,145	182	-963	182	182	182
Somerset Academy Charter High Miramar	1,000	311	-689	311	311	311
Somerset Academy Hollywood Middle	193	11	-182	11	11	11

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

**PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Capacity Additions
Pines Lakes Elementary	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.
Pines Middle	There are no capacity additions scheduled in the ADEFP that would impact the FISH capacity of the school.
Flanagan, Charles W. High	Permanent Class Room addition to allow for the removal of portable buildings.

**PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Capacity Additions for Planning Area F	
School Level	Comments
Elementary	None
Middle	None
High	None

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

Comments

Information contained in the application indicates that the approximately 146.37 acre site is generally located on the west side of Palm Avenue between Pines Boulevard and Washington Street in the City of Pembroke Pines. The current land use designation for the site is Local Activity Center (LAC). Current land use designation allows 675 high-rise and 275 townhouse (all three or more bedrooms) units, and 415 midrise (all two or more bedroom – which were reviewed as garden apartment units) which generate 140 students (68 elementary, 29 middle, and 43 high). The applicant proposes 275 townhouse (all three or more bedrooms), 450 garden apartment (all three or more bedroom), 415 midrise (all two or more bedroom) and 701 high-rise residential units by keeping the land use designation as LAC, which are anticipated to generate 333 students (155 elementary, 80 middle and 98 high). Therefore, the additional units as proposed will generate 193 additional students (87 elementary, 51 middle, and 55 high) into Broward County Public Schools. The initial application (PC 04-2) for the LAC site was for 325 townhouse (all three or more bedrooms) and 425 high-rise units and is subject to a tri-party agreement which requires payment of student station cost factors per dwelling unit. In 2006, the City added 250 additional high-rise residential units to the site via application PCT 06-1, which is subject to another tri-party agreement and requires payment of student station cost factors per dwelling unit. In 2013, the City added 365 additional residential units to the site via application PCT 13-2, which is subject to first amended tri-party agreement and mitigation requirements are outlined in the first amended tri-party agreement. The current application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2015-16 school year are Pine Lakes Elementary, Pines Middle, and Charles Flanagan High. Based on the District's Public School Concurrency Planning Document, all the Schools are operating below the adopted LOS of 100% of their capacities in the 2015-16 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2015-16 – 2017-18), all of the Schools are expected to operate below the adopted LOS of 100% through the 2017-18 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2015-16 – 2019-20. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2015-16 school year are depicted above.

Capital Improvements scheduled in the long range section (2020-21 to 2024-25) of the currently Adopted DEFP Fiscal Years 2015-16 – 2019-20 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "F" and the elementary, middle and high schools currently serving Planning Area "F" and their cumulative twentieth day student enrollments, permanent capacities and ten-year student enrollment projections are depicted herein. Therefore, Planning Area "F" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

Please be advised that the mitigation for the student impact anticipated from previously approved applications PC 04-2, PCT 06-1, and PCT 13-2 are addressed in the Educational Mitigation Agreements and First Amended Educational Mitigation Agreement between Broward County, the City of Pembroke Pines, and the School Board of Broward County, Florida. Since the application for LUPA PCT 16-2 adds more residential units to the LAC site, the existing Agreements must be amended to address the anticipated students from the proposed additional units. Therefore, staff recommends that approval of LUPA PCT 16-2 should be conditioned upon amendment of the Agreements to address students anticipated from additional units proposed.

Also, be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

*The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

PROJECT NUMBER: SBBC-1014-2011

DEC. 8, 2015
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP
Name

Planner
Title

Amendment PCT 16-2

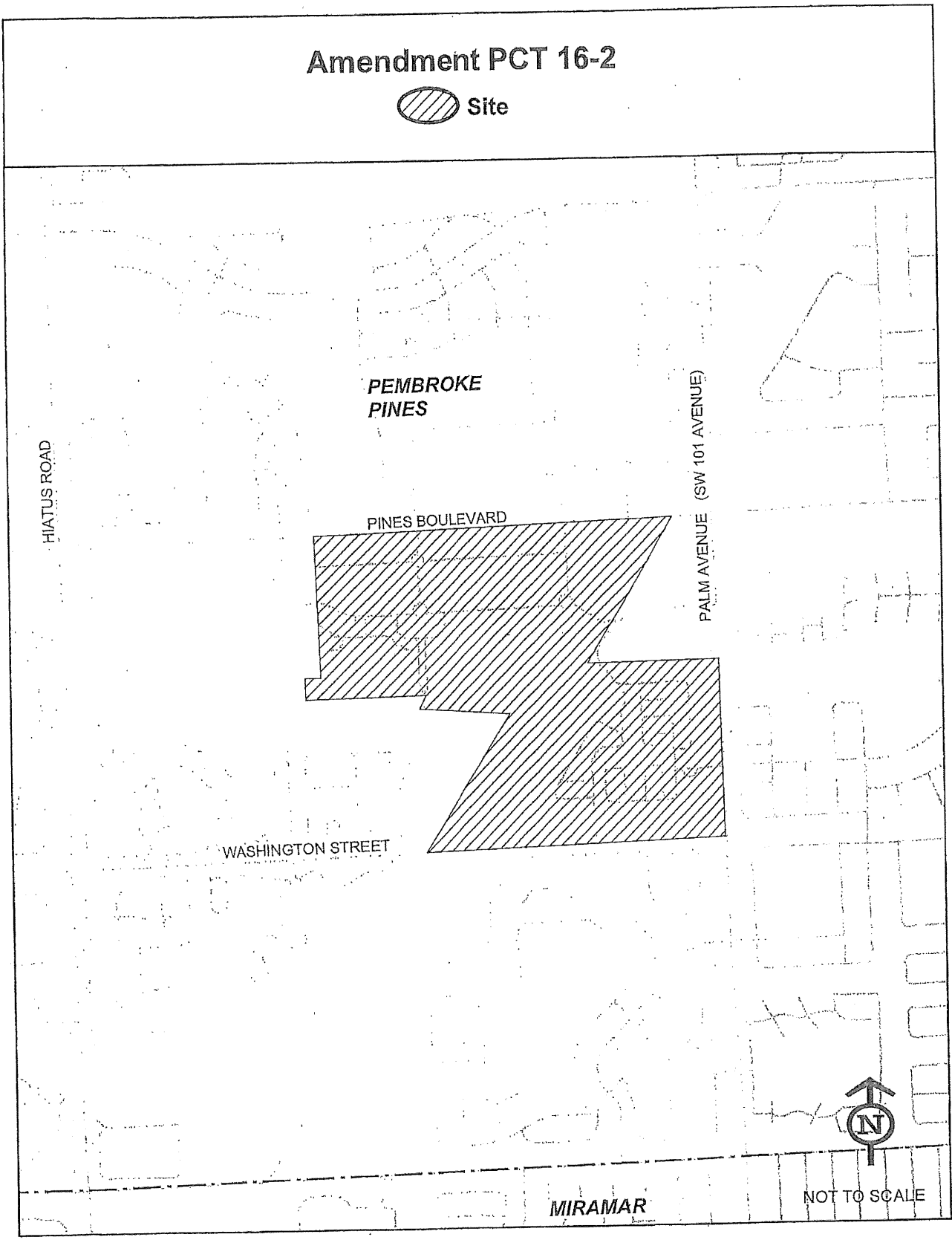


EXHIBIT "C"

PHASE 2 RESIDENTIAL PROPERTY LEGAL DESCRIPTION

PINES CITY CENTER

LEGAL DESCRIPTION

Parcel 4

A parcel of land being a portion of Parcel "A", PEMBROKE PINES CITY CENTER, according to the Plat thereof as recorded in Plat Book 176, Pages 86 through 91 of the Public Records of Broward County, Florida; being more particularly described as follows:

COMMENCE at the most northerly northwest corner of Parcel "A", PINES CENTRAL PARK, according to the Plat thereof as recorded in Plat Book 168, Page 21 of the Public Records of Broward County, Florida, said point being a southwest corner of said Parcel "A", PEMBROKE PINES CITY CENTER; thence along a West line of said Parcel "A", PEMBROKE PINES CITY CENTER, North 17°18'09" East, 128.09 feet; thence North 83°11'00" East, 58.53 feet to the POINT OF BEGINNING; thence North 2°08'51" West, 19.16 feet; thence North 49°45'28" East, 24.86 feet; thence North 2°08'51" West, 73.45 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 64°16'59" East); thence northeasterly along the arc of said curve being concave to the northwest, having a radius of 34.50 feet, a central angle of 27°51'51", an arc distance of 16.78 feet; thence North 2°08'51" West, 28.67 feet to a point on the arc of tangent curve; thence northerly along the arc of said curve, having a radius of 34.50 feet, a central angle of 27°51'51", an arc distance of 16.78 feet; thence North 2°08'51" West, 460.52 feet to a point on the southerly line of that certain parcel of land as described in Official Records Book 51163, Page 1095 of the Public Records of Broward County, Florida; thence along said line the following thirty-four (34) courses and distances, North 87°51'09" East, 72.63 feet to a point on the arc of a tangent curve; thence easterly along the arc of said curve being concave to the South, having a radius of 37.50 feet, a central angle of 3°04'54", an arc distance of 2.02 feet; thence tangent to said curve, South 89°03'57" East, 101.30 feet; thence North 87°51'09" East, 10.46 feet to a point on the arc of a tangent curve; thence southeasterly along the arc of said curve being concave to the South, having a radius of 4.00 feet, a central angle of 45°00'00", an arc distance of 3.14 feet; thence tangent to said curve, South 47°08'51" East, 5.56 feet to a point on the arc of a tangent curve; thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 4.00 feet, a central angle of 45°00'00", an arc distance of 3.14 feet; thence tangent to said curve, South 2°08'51" East, 14.36 feet; thence North 87°51'09" East, 41.99 feet; thence North 2°08'51" West, 13.33 feet; thence North 87°51'09" East, 4.46 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the northwest, having a radius of 3.00 feet, a central angle of 45°00'00", an arc distance of 2.36 feet; thence North 42°51'09" East, 9.78 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 4.00 feet, a central angle of 45°00'00", an arc distance of 3.14 feet; thence North 87°51'09" East, 60.92 feet to a point being on the arc of a tangent curve; thence easterly along the arc of said curve being concave to the South, having a radius of 29.00 feet, a central angle of 9°03'07", an arc distance of 4.58 feet; thence tangent to said curve South 83°05'44" East, 60.07 feet to a point on the arc of a tangent curve; thence easterly along the arc of said curve being concave to the North, having a radius of 31.00 feet, a central angle of 9°03'07", an arc distance of 4.90 feet; thence tangent to said curve, North 87°51'09" East, 89.95 feet to a point on the arc of a tangent curve; thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 32.00 feet, a central angle of 58°32'19", an arc distance of 32.69 feet; thence North 87°51'09"


PINES CITY CENTER

East, 89.36 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears North 80°25'20" West); thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 32.00 feet, a central angle of 78°16'30", an arc distance of 43.72 feet; thence tangent to said curve, North 87°51'09" East, 22.78 feet to a point on the arc of a tangent curve; thence easterly along the arc of said curve being concave to the south, having a radius 14.00 feet, a central angle of 9°05'25", an arc distance of 2.22 feet; thence tangent to said curve, South 83°03'26" East, 72.76 feet to a point on the arc of a tangent curve; thence easterly along the arc of said curve being concave to the North, having a radius of 26.00 feet, a central angle of 9°05'25", an arc distance of 4.13 feet; thence tangent to said curve, North 87°51'09" East, 86.13 feet to a point on the arc of a tangent curve; thence southeasterly along the arc of said curve being concave to the southwest, having a radius of 32.00 feet, a central angle of 78°28'02", an arc distance of 43.82 feet; thence North 87°51'09" East, 36.49 feet; thence North 2°12'05" West, 5.50 feet to a point on the arc of a tangent curve; thence northeasterly along the arc of said curve being concave to the southeast, having a radius of 32.07 feet, a central angle of 90°03'15", an arc distance of 50.41 feet; thence tangent to said curve, North 87°51'09" East, 205.65 feet to a point on the arc of a tangent curve; thence easterly along the arc of said curve being concave to the South, having a radius of 30.50 feet, a central angle of 20°29'00", an arc distance of 10.90 feet to a point of reverse curvature; thence easterly along the arc of said curve being concave to the North, having a radius of 69.50 feet, a central angle of 50°17'33", an arc distance of 61.00 feet to a point of reverse curvature; thence easterly along the arc of said curve being concave to the South, having a radius of 30.50 feet, a central angle of 54°13'20", an arc distance of 28.86 feet; thence along the westerly line of that certain 120' Florida Power & Light Company Easement, as described in Official Records Book 2222, Page 704, of the Public Records of Broward County, Florida, South 32°14'01" West, 530.04 feet; thence along the northerly line of that certain Lake Maintenance Easement as described in Official Records Book 46458, Page 1532 of the Public Records of Broward County, Florida and it's easterly extension thereof, South 87°49'49" West, 127.57 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the southeast, having a radius of 30.00 feet, a central angle of 55°24'34", an arc distance of 29.01 feet; thence tangent to said curve, South 32°25'15" West, 197.52 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the northwest, having a radius of 30.00 feet, a central angle of 55°24'34", an arc distance of 29.01 feet; thence tangent to said curve, South 87°49'49" West, 631.28 feet to a point on the arc of a tangent curve; thence southwesterly along the arc of said curve being concave to the South, having a radius of 30.00 feet, a central angle of 19°31'40", an arc distance of 10.22 feet to the Point of Beginning.

Said lands lying, being and situate in the City of Pembroke Pines, Broward County, Florida, and containing 583,437 square feet, (13.3939 acres) more or less.

EXHIBIT "D"

BROWARD COUNTY STUDENT GENERATION RATES TABLE



**FACILITY PLANNING AND REAL ESTATE DEPARTMENT
GROWTH MANAGEMENT SECTION**

Generation Rate Detailed Information

	Bedrooms	Elem	Middle	Highb
Single Family	2 or less	0.000	0.000	0.000
	3	0.173	0.091	0.107
	4 or more	0.232	0.111	0.122
	Average			
Townhouse/ Duplex/Villa	Bedrooms	Elem	Middle	Highb
	1 or less	0.060	0.000	0.000
	2	0.109	0.049	0.056
	3 or more	0.177	0.076	0.110
	Average			
Garden Apartment	Bedrooms	Elem	Middle	Highb
	1 or less	0.013	0.003	0.004
	2	0.136	0.056	0.044
	3 or more	0.193	0.113	0.123
	Average			
Mid Rise Apartment	Bedrooms	Elem	Middle	Highb
	Studio	0.008	0.004	0.004
	1	0.008	0.004	0.004
	2	0.028	0.013	0.021
	Average			
High Rise Apartment	Bedrooms	Elem	Middle	Highb
	Studio	0.010	0.004	0.006
	1	0.010	0.004	0.006
	2 or more	0.010	0.004	0.006
	Average	0.010	0.004	0.006
Mobile Home	Bedrooms	Elem	Middle	Highb
	1 or less	0.084	0.083	0.000
	2	0.084	0.083	0.000
	3 or more	0.182	0.182	0.000
	Average			

0.00 - No Students were observed in the sample.
Ordinance #2014-36 became effective January 26, 2015.

EXHIBIT “E”

**State of Florida Student Station Cost Factors
December 2016**

STUDENT STATION COST FACTORS

12/19/2016

	Consumer Price Index - REC National Economic Forecast of Nov 2016	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Jan-2006	199.0	1.0000	17,952	19,386	25,181
Feb-2006	199.1	1.0005	17,961	19,396	25,194
Mar-2006	199.6	1.0030	18,006	19,444	25,257
Apr-2006	200.8	1.0090	18,114	19,561	25,409
May-2006	201.9	1.0146	18,214	19,669	25,548
Jun-2006	202.4	1.0171	18,259	19,717	25,611
Jul-2006	203.2	1.0211	18,331	19,795	25,712
Aug-2006	203.8	1.0241	18,385	19,854	25,788
Sep-2006	202.7	1.0186	18,286	19,746	25,649
Oct-2006	201.8	1.0141	18,205	19,659	25,535
Nov-2006	201.9	1.0146	18,214	19,669	25,548
Dec-2006	202.8	1.0191	18,295	19,756	25,662
Jan-2007	203.2	1.0211	18,331	19,795	25,712
Feb-2007	203.9	1.0246	18,394	19,863	25,801
Mar-2007	205.1	1.0307	18,502	19,980	25,953
Apr-2007	206.0	1.0352	18,583	20,068	26,067
May-2007	207.4	1.0422	18,710	20,204	26,244
Jun-2007	207.8	1.0442	18,746	20,243	26,295
Jul-2007	208.0	1.0452	18,764	20,263	26,320
Aug-2007	207.7	1.0437	18,737	20,234	26,282
Sep-2007	208.3	1.0467	18,791	20,292	26,358
Oct-2007	209.1	1.0508	18,863	20,370	26,459
Nov-2007	210.9	1.0598	19,026	20,545	26,687
Dec-2007	211.7	1.0638	19,098	20,623	26,788
Jan-2008	212.5	1.0678	19,169	20,701	26,889
Feb-2008	212.9	1.0696	19,202	20,736	26,935
Mar-2008	213.7	1.0737	19,275	20,815	27,037
Apr-2008	214.0	1.0754	19,305	20,847	27,079
May-2008	215.0	1.0806	19,399	20,949	27,211
Jun-2008	217.0	1.0906	19,579	21,143	27,463
Jul-2008	218.6	1.0985	19,721	21,296	27,662
Aug-2008	218.6	1.0984	19,718	21,293	27,658
Sep-2008	218.7	1.0989	19,727	21,303	27,671
Oct-2008	216.9	1.0899	19,566	21,129	27,445
Nov-2008	213.3	1.0717	19,239	20,775	26,986
Dec-2008	211.6	1.0632	19,087	20,611	26,772
Jan-2009	212.2	1.0662	19,140	20,669	26,848
Feb-2009	213.0	1.0704	19,216	20,751	26,953
Mar-2009	212.7	1.0689	19,189	20,722	26,916
Apr-2009	212.7	1.0687	19,185	20,718	26,911
May-2009	212.9	1.0697	19,204	20,738	26,937
Jun-2009	214.5	1.0777	19,347	20,892	27,137
Jul-2009	214.5	1.0779	19,350	20,896	27,142
Aug-2009	215.4	1.0824	19,431	20,984	27,256
Sep-2009	215.8	1.0844	19,468	21,023	27,307
Oct-2009	216.4	1.0874	19,522	21,081	27,383
Nov-2009	217.3	1.0920	19,603	21,169	27,497
Dec-2009	217.5	1.0930	19,621	21,188	27,522
Jan-2010	217.6	1.0935	19,630	21,198	27,535
Feb-2010	217.6	1.0935	19,630	21,198	27,535
Mar-2010	217.7	1.0940	19,639	21,208	27,547
Apr-2010	217.6	1.0935	19,630	21,198	27,535
May-2010	217.2	1.0915	19,594	21,159	27,484
Jun-2010	216.9	1.0899	19,567	21,130	27,446
Jul-2010	217.6	1.0935	19,630	21,198	27,535

STUDENT STATION COST FACTORS

12/19/2016

	Consumer Price Index - REC National Economic Forecast of Nov 2016	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Aug-2010	218.2	1.0965	19,684	21,256	27,611
Sep-2010	218.4	1.0975	19,702	21,276	27,636
Oct-2010	218.9	1.1000	19,747	21,325	27,699
Nov-2010	219.4	1.1025	19,792	21,373	27,762
Dec-2010	220.0	1.1055	19,846	21,432	27,838
Jan-2011	221.1	1.1111	19,946	21,539	27,977
Feb-2011	222.3	1.1171	20,054	21,656	28,129
Mar-2011	223.5	1.1231	20,162	21,773	28,281
Apr-2011	224.4	1.1276	20,243	21,860	28,395
May-2011	224.8	1.1296	20,279	21,899	28,446
Jun-2011	224.3	1.1271	20,234	21,851	28,382
Jul-2011	225.4	1.1327	20,334	21,958	28,522
Aug-2011	226.3	1.1372	20,415	22,045	28,635
Sep-2011	227.0	1.1407	20,478	22,114	28,724
Oct-2011	226.8	1.1397	20,460	22,094	28,699
Nov-2011	226.7	1.1392	20,451	22,084	28,686
Dec-2011	227.0	1.1407	20,478	22,114	28,724
Jan-2012	227.5	1.1432	20,523	22,162	28,787
Feb-2012	228.4	1.1477	20,604	22,250	28,901
Mar-2012	229.1	1.1513	20,667	22,318	28,990
Apr-2012	229.2	1.1518	20,676	22,328	29,002
May-2012	228.5	1.1482	20,613	22,260	28,914
Jun-2012	228.6	1.1487	20,622	22,270	28,927
Jul-2012	228.7	1.1492	20,631	22,279	28,939
Aug-2012	230.1	1.1563	20,758	22,416	29,116
Sep-2012	231.4	1.1628	20,875	22,542	29,281
Oct-2012	231.8	1.1648	20,911	22,581	29,331
Nov-2012	231.0	1.1608	20,839	22,503	29,230
Dec-2012	231.0	1.1608	20,839	22,503	29,230
Jan-2013	231.2	1.1618	20,857	22,523	29,255
Feb-2013	232.8	1.1697	20,998	22,676	29,454
Mar-2013	232.3	1.1675	20,960	22,634	29,400
Apr-2013	231.5	1.1632	20,883	22,551	29,292
May-2013	231.8	1.1650	20,914	22,584	29,335
Jun-2013	232.9	1.1706	21,014	22,693	29,476
Jul-2013	233.3	1.1725	21,048	22,729	29,524
Aug-2013	233.5	1.1735	21,067	22,749	29,550
Sep-2013	233.9	1.1756	21,105	22,790	29,603
Oct-2013	233.8	1.1749	21,092	22,777	29,586
Nov-2013	233.9	1.1753	21,099	22,785	29,596
Dec-2013	234.6	1.1788	21,162	22,852	29,683
Jan-2014	234.9	1.1806	21,194	22,886	29,728
Feb-2014	235.2	1.1818	21,215	22,909	29,758
Mar-2014	235.6	1.1841	21,257	22,955	29,817
Apr-2014	236.3	1.1872	21,313	23,015	29,895
May-2014	237.1	1.1914	21,388	23,096	30,000
Jun-2014	237.7	1.1944	21,443	23,155	30,077
Jul-2014	237.9	1.1955	21,462	23,176	30,104
Aug-2014	237.4	1.1931	21,419	23,130	30,044
Sep-2014	237.6	1.1941	21,437	23,150	30,070
Oct-2014	237.6	1.1942	21,438	23,150	30,071
Nov-2014	237.0	1.1911	21,383	23,091	29,993
Dec-2014	236.3	1.1874	21,315	23,018	29,899
Jan-2015	234.7	1.1793	21,170	22,862	29,695
Feb-2015	235.2	1.1818	21,216	22,911	29,760

STUDENT STATION COST FACTORS

12/19/2016

	Consumer Price Index - REC National Economic Forecast of Nov 2016	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Mar-2015	235.7	1.1846	21,266	22,965	29,830
Apr-2015	236.0	1.1858	21,288	22,989	29,861
May-2015	237.0	1.1911	21,383	23,091	29,993
Jun-2015	237.8	1.1949	21,451	23,164	30,089
Jul-2015	238.1	1.1965	21,479	23,195	30,128
Aug-2015	237.9	1.1956	21,464	23,179	30,107
Sep-2015	237.6	1.1938	21,431	23,143	30,061
Oct-2015	238.0	1.1962	21,474	23,189	30,121
Nov-2015	238.1	1.1965	21,480	23,196	30,130
Dec-2015	238.0	1.1962	21,474	23,189	30,121
Jan-2016	238.1	1.1965	21,480	23,196	30,130
Feb-2016	237.7	1.1945	21,444	23,157	30,079
Mar-2016	237.9	1.1956	21,463	23,177	30,106
Apr-2016	238.9	1.2005	21,551	23,272	30,229
May-2016	239.4	1.2031	21,597	23,323	30,294
Jun-2016	239.9	1.2056	21,642	23,371	30,357
Jul-2016	239.8	1.2051	21,634	23,362	30,345
Aug-2016	240.3	1.2075	21,678	23,409	30,407
Sep-2016	241.0	1.2111	21,741	23,478	30,496
Oct-2016	241.9	1.2154	21,819	23,562	30,605
Nov-2016	242.4	1.2181	21,867	23,614	30,673
Dec-2016	242.9	1.2206	21,912	23,663	30,736
Jan-2017	243.1	1.2216	21,930	23,682	30,761
Feb-2017	243.5	1.2236	21,966	23,721	30,812
Mar-2017	244.0	1.2261	22,011	23,770	30,875
Apr-2017	244.5	1.2286	22,057	23,818	30,938
May-2017	245.0	1.2312	22,102	23,867	31,002
Jun-2017	245.6	1.2342	22,156	23,926	31,078
Jul-2017	246.4	1.2382	22,228	24,004	31,179
Aug-2017	246.9	1.2407	22,273	24,052	31,242
Sep-2017	247.4	1.2432	22,318	24,101	31,305
Oct-2017	247.8	1.2452	22,354	24,140	31,356
Nov-2017	248.3	1.2477	22,399	24,189	31,419
Dec-2017	248.7	1.2497	22,435	24,228	31,470
Jan-2018	249.1	1.2518	22,472	24,267	31,521
Feb-2018	249.6	1.2543	22,517	24,315	31,584
Mar-2018	250.1	1.2568	22,562	24,364	31,647
Apr-2018	250.8	1.2603	22,625	24,432	31,736
May-2018	251.3	1.2628	22,670	24,481	31,799
Jun-2018	251.8	1.2653	22,715	24,530	31,862
Jul-2018	252.3	1.2678	22,760	24,578	31,925
Aug-2018	252.8	1.2704	22,805	24,627	31,989
Sep-2018	253.3	1.2729	22,850	24,676	32,052
Oct-2018	253.7	1.2749	22,887	24,715	32,103
Nov-2018	254.2	1.2774	22,932	24,763	32,166
Dec-2018	254.7	1.2799	22,977	24,812	32,229
Jan-2019	255.2	1.2824	23,022	24,861	32,292
Feb-2019	255.7	1.2849	23,067	24,910	32,356
Mar-2019	256.2	1.2874	23,112	24,958	32,419
Apr-2019	256.7	1.2899	23,157	25,007	32,482
May-2019	257.2	1.2925	23,202	25,056	32,545
Jun-2019	257.7	1.2950	23,247	25,104	32,609
Jul-2019	258.3	1.2980	23,302	25,163	32,685
Aug-2019	258.8	1.3005	23,347	25,212	32,748
Sep-2019	259.3	1.3030	23,392	25,260	32,811

STUDENT STATION COST FACTORS

12/19/2016

	Consumer Price Index - REC National Economic Forecast of Nov 2016	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Oct-2019	259.8	1.3055	23,437	25,309	32,874
Nov-2019	260.4	1.3085	23,491	25,367	32,950
Dec-2019	260.9	1.3111	23,536	25,416	33,014
Jan-2020	261.5	1.3141	23,590	25,475	33,090
Feb-2020	262.0	1.3166	23,635	25,523	33,153
Mar-2020	262.6	1.3196	23,689	25,582	33,229
Apr-2020	263.1	1.3221	23,735	25,630	33,292
May-2020	263.6	1.3246	23,780	25,679	33,355
Jun-2020	264.2	1.3276	23,834	25,738	33,431
Jul-2020	264.7	1.3302	23,879	25,786	33,495
Aug-2020	265.2	1.3327	23,924	25,835	33,558
Sep-2020	265.8	1.3357	23,978	25,893	33,634
Oct-2020	266.3	1.3382	24,023	25,942	33,697
Nov-2020	266.8	1.3407	24,068	25,991	33,760
Dec-2020	267.4	1.3437	24,122	26,049	33,836
Jan-2021	267.9	1.3462	24,168	26,098	33,899
Feb-2021	268.5	1.3492	24,222	26,156	33,975
Mar-2021	269.0	1.3518	24,267	26,205	34,039
Apr-2021	269.6	1.3548	24,321	26,264	34,115
May-2021	270.1	1.3573	24,366	26,312	34,178
Jun-2021	270.7	1.3603	24,420	26,371	34,254
Jul-2021	271.2	1.3628	24,465	26,420	34,317
Aug-2021	271.7	1.3653	24,510	26,468	34,380
Sep-2021	272.3	1.3683	24,564	26,527	34,456
Oct-2021	272.8	1.3709	24,610	26,575	34,519
Nov-2021	273.3	1.3734	24,655	26,624	34,583
Dec-2021	273.9	1.3764	24,709	26,683	34,659
Jan-2022	274.4	1.3789	24,754	26,731	34,722
Feb-2022	275.0	1.3819	24,808	26,790	34,798
Mar-2022	275.5	1.3844	24,853	26,838	34,861
Apr-2022	276.1	1.3874	24,907	26,897	34,937
May-2022	276.7	1.3905	24,961	26,955	35,013
Jun-2022	277.3	1.3935	25,016	27,014	35,089
Jul-2022	277.9	1.3965	25,070	27,072	35,165
Aug-2022	278.5	1.3995	25,124	27,131	35,241
Sep-2022	279.1	1.4025	25,178	27,189	35,317
Oct-2022	279.6	1.4050	25,223	27,238	35,380
Nov-2022	280.2	1.4080	25,277	27,296	35,456
Dec-2022	280.8	1.4111	25,331	27,355	35,532
Jan-2023	281.4	1.4141	25,385	27,413	35,608
Feb-2023	281.9	1.4166	25,430	27,462	35,671
Mar-2023	282.5	1.4196	25,485	27,520	35,747
Apr-2023	283.1	1.4226	25,539	27,579	35,823
May-2023	283.7	1.4256	25,593	27,637	35,899
Jun-2023	284.3	1.4286	25,647	27,696	35,975
Jul-2023	284.9	1.4317	25,701	27,754	36,051
Aug-2023	285.5	1.4347	25,755	27,813	36,127
Sep-2023	286.1	1.4377	25,809	27,871	36,202
Oct-2023	286.7	1.4407	25,864	27,929	36,278
Nov-2023	287.3	1.4437	25,918	27,988	36,354
Dec-2023	287.9	1.4467	25,972	28,046	36,430
Jan-2024	288.5	1.4497	26,026	28,105	36,506
Feb-2024	289.1	1.4528	26,080	28,163	36,582
Mar-2024	289.6	1.4553	26,125	28,212	36,645
Apr-2024	290.2	1.4583	26,179	28,270	36,721

STUDENT STATION COST FACTORS

12/19/2016

	Consumer Price Index - REC National Economic Forecast of Nov 2016	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
May-2024	290.8	1.4613	26,233	28,329	36,797
Jun-2024	291.4	1.4643	26,288	28,387	36,873
Jul-2024	292.0	1.4673	26,342	28,446	36,949
Aug-2024	292.6	1.4704	26,396	28,504	37,025
Sep-2024	293.2	1.4734	26,450	28,563	37,101
Oct-2024	293.8	1.4764	26,504	28,621	37,177
Nov-2024	294.4	1.4794	26,558	28,680	37,253
Dec-2024	295.0	1.4824	26,612	28,738	37,329
Jan-2025	295.7	1.4859	26,675	28,806	37,417
Feb-2025	296.3	1.4889	26,730	28,865	37,493
Mar-2025	296.9	1.4920	26,784	28,923	37,569
Apr-2025	297.5	1.4950	26,838	28,982	37,645
May-2025	298.1	1.4980	26,892	29,040	37,721
Jun-2025	298.7	1.5010	26,946	29,098	37,797
Jul-2025	299.3	1.5040	27,000	29,157	37,873
Aug-2025	299.9	1.5070	27,054	29,215	37,949
Sep-2025	300.5	1.5101	27,108	29,274	38,025
Oct-2025	301.1	1.5131	27,163	29,332	38,100
Nov-2025	301.7	1.5161	27,217	29,391	38,176
Dec-2025	302.3	1.5191	27,271	29,449	38,252
Jan-2026	302.9	1.5221	27,325	29,508	38,328
Feb-2026	303.5	1.5251	27,379	29,566	38,404
Mar-2026	304.1	1.5281	27,433	29,625	38,480
Apr-2026	304.7	1.5312	27,487	29,683	38,556
May-2026	305.4	1.5347	27,550	29,751	38,645
Jun-2026	306.0	1.5377	27,605	29,810	38,721