

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR PROCESSING DATA

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.

**FIRST AMENDMENT TO
EDUCATIONAL MITIGATION AGREEMENT
IN CONNECTION WITH BROWARD COUNTY
LAND USE TEXT AMENDMENT PCT 05-4
AS AMENDED BY PCT 15-4**

THIS FIRST AMENDMENT TO EDUCATIONAL MITIGATION AGREEMENT (“2018 Amendment”) made this ____ of _____, 2018, and entered into by and between:

THE CITY OF MIRAMAR, a municipal corporation, its successors and assigns, with an address of 2300 Civic Center Place, Miramar, FL 33025, (“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, FLORIDA, 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 filed an initial land use plan text amendment application for the entire 2,205 acres of the development known as Miramar Regional Activity Center (“MRAC”), as more particularly described on **Exhibit “A”** (“MRAC Property”), (“PCT 05-4”) for 2,000 additional residential units on the MRAC Property (“PCT 05-4 Units”). In connection with PCT 05-4, the City

entered into an Educational Mitigation Agreement between the City, the School Board, and County recorded in Book 42694, Pages 1999 - 2027 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 for the PCT 05-4 Units (“**2006 School Agreement**”); and

WHEREAS, prior to PCT 05-4, 5,460 residential units were originally permitted for residential development on the MRAC Property pursuant to the MRAC (“**Pre PCT 05-4 Units**”). These originally permitted units were subject to school impact fees; and

WHEREAS, a second land use plan text amendment application for the MRAC Property (“**PCT 15-4**”) added 1,250 dwelling units (reviewed as all three or more-bedroom garden apartment at the request of the Broward County Planning Council) (“**New Units**”);

WHEREAS, the owner of the New Units has advised the City that they agree to restrict the New Units to 930 garden apartments (290 one bedroom, 496 two bedroom, and 144 three or more bedroom) and 320 midrise units (142 one bedroom and 178 two or more bedroom); and

WHEREAS, since approval of 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, all of the PCT 05-4 Units shall continue to be bound by the 2006 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, City agrees that the owner(s) of New Units in the MRAC Property shall mitigate the impact of students anticipated from the development of the New Units in the MRAC pursuant to this 2018 Amendment and the owner(s) of the applicable PCT 05-4 Units in the MRAC Property will continue to mitigate the impacts of the PCT 05-4 Units pursuant to 2006 School Agreement; and

WHEREAS, the School District’s Facility Planning and Real Estate Department issued a School Consistency Review Report (SBBC-1865-2015) for the New Units dated August 20, 2015, regarding PCT 15-4, a copy is attached hereto as **Exhibit B**; and

WHEREAS, of the 5,460 Pre PCT 05-4 Units allowed in the MRAC, 109 dwelling units remain unbuilt and of the 2000 PCT 05-4 Units, 880 units remain unbuilt. The already constructed 5,351 Pre PCT 05-4 dwelling units and the already constructed 1,120 PCT 05-4 dwelling units shall be referred to collectively “**Existing Units**”; and

WHEREAS, the remaining 880 unbuilt PCT 05-4 units consist of

- (i) 577 garden apartments and
- (ii) 303 townhomes units (“Unbuilt PCT 05-4 Units”); and

WHEREAS, the remaining 109 unbuilt Pre PCT 05-4 units consist of

- (i) 22 garden apartments and
- (ii) 87 townhome units (“Unbuilt Pre PCT 05-4 Units”); and

WHEREAS, the 1,250 New Units are proposed to consist of

- (i) 930 garden apartments (290 one bedroom, 496 two bedroom, and 144 three bedroom); and
- (ii) 320 midrise units (142 one bedroom and 178 two or more bedroom); and

WHEREAS, as a condition for approval of PCT 15-4, the City was required to amend the 2006 School Agreement with the School Board and County to recognize the incorporation of the New Units and reflect the students anticipated from the New Units, and to enable legal enforcement of the commitment made by the then owner(s) of the New Units before any building permits can be issued for the New Units in the MRAC; and

WHEREAS, in connection with PCT 15-4 the City, County, and School Board are desirous of amending the 2006 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 2006 School Agreement.

3. This 2018 Amendment shall be deemed part of, but shall take precedence over and supersede any provisions to the contrary contained in the 2006 School Agreement.

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

5. At the time of building permit review, the City shall identify the pool of units that the proposed units will be drawn from. Unbuilt Pre PCT 05-4 units may be allotted at any time. In the event the type of unit is the same between the Unbuilt PCT 05-4 Units and the New Units, the Unbuilt PCT 05-4 Units shall be allotted prior to the same type of New Units, provided that there is a sufficient amount of the type of units being permitted in the Unbuilt PCT 05-4 pool of units. The City shall allocate the New Units when the same type of Unbuilt PCT 05-4 unit pool are exhausted or there is not a sufficient number of units in the Unbuilt PCT 05-4 unit pool for the proposed development.

6. The City, County and School Board acknowledge the total 1,250 permitted residential dwelling units within the MRAC as specified in the County approved (reviewed as all three or more bedroom garden apartment at the request of the Broward County Planning Council) Land Use Plan Amendment PCT 15-4. The City has been advised that the owner of the New Units restricts the 1,250 New Units to 930 garden apartments (290 one bedroom, 496 two bedroom, and 144 three or more bedroom) and 320 midrise units (142 one bedroom and 178 two or more bedroom). Any application for the Unbuilt PCT 05-4 Units shall be subject to the imposition of educational mitigation in the manner set forth in 2006 School Agreement and any application for the New Units shall be subject to the imposition of educational mitigation in the matter set forth in this 2018 Amendment. The City shall: (a) require that all New Units be assessed the higher of student station cost factor fees, or school impact fees on a site specific project basis, consistent with the terms of this 2018 Amendment on a site specific project basis, with the actual amount due shall being determined by the County at time of payment and is received by the County; (b) monitor and make certain that development within the MRAC will be built as specified herein for residential type and mix, and (c) monitor and make certain that the development of New Units comply with this 2018 Amendment.

7. Based on the currently effective Student Generation Rates contained in the Broward County Land Development Code (BCLDC) Table attached hereto as **Exhibit C**, the New Units, consisting of 930 garden apartments (290 one bedroom, 496 two bedroom, and 144 three bedroom) and 320 midrise units (142 one bedroom and 178 two or more bedroom) are anticipated to generate a total of 199 students consisting of 105 elementary school students, 48 middle school students and 46 high school students into Broward County Public Schools.

8. The then owner(s) of the New Units 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 15-4. 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 being issued.

9. Prior to the issuance of a building permit for construction any of one of the New Units, the City shall verify that the then owner(s), applicant and/or developer has paid the applicable student station cost factor 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 2018 Amendment. Nothing herein shall waive or affect the right of the County and/or School Board to otherwise require the then owner(s) of the New Units to comply with the conditions of Amendment PCT 15-4 or this 2018 Amendment by any remedy provided by law or equity.

10. The student station cost factors fees per dwelling unit for each of the New Units 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 July 2017 and attached hereto as **Exhibit “D”**. The per dwelling unit cost for the New Units would be \$3,932 for December 2017, which 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. The actual per unit cost amount due shall be determined at the time of payment and based upon the then Broward County Educational Impact Fee schedule.

11. 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) for the New Units the then current owner(s) 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 or increase in residential units beyond the New Units contemplated herein and shall notify the then current owner(s) 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 then current owner(s) shall propose additional mitigation for the newly anticipated additional students consistent with the terms of this 2018 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 for the New Units that 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. In the event that changes in the overall mix of residential units for the New Units does not result in an increase to the 199 students generated from the New Units, then no amendment to this 2018 Amendment will be required.

12. The Unbuilt Pre PCT 05-4 Units shall be subject to student impact fees.

13. EFFECTIVE DATE. This 2018 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 2018 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 Miramar City Hall
2300 Civic Center Place
Miramar, FL 33025

With a copy to:

Director of Community & Economic Development
City of Miramar City Hall
2300 Civic Center Place
Miramar, FL 33025

14. SEVERABILITY. If any provision of this 2018 Amendment is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the 2018 Amendment, and the balance of the 2018 Amendment will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the 2018 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 the then current owner(s) 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 2018 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 sits, and shall be governed by the laws of the State of Florida.

17. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this 2018 Amendment are for convenience and reference only and in no way define, describe, extend, or limit the scope of this 2018 Amendment, nor the intent of any provisions hereof.

18. NO WAIVER. No waiver of any provisions of this 2018 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 2018 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 2018 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 2018 Amendment and executed by the County, City, and School Board.

22. COUNTERPARTS. This 2018 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 County agrees to record this 2018 Amendment in the Broward County Public Records, at the expense of the City.

INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties have made and executed this 2018 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 _____, 2018, School Board, signing by and through its Chair, authorized to execute same by Board action on the ___ day of _____, 2018, and City, signing by and through its City Manager duly authorized to execute same on the ___ day of _____, 2018.

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

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 _____, 2018

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 _____ 2018

SCHOOL BOARD

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

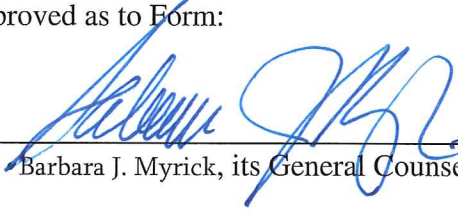
ATTEST:

Name: Robert W. Runcie
Title: Superintendent of Schools

By: _____
Name: Nora Rupert
Title: Chair

_____ day of _____, 2018

Approved as to Form:

By: 

Barbara J. Myrick, its General Counsel

_____ day of _____, 2018

WITNESSES:

Fredrika DeLan

Print Name:

FREDRIKA DELAN

Phibe Wallace

Print Name:

Phibe Wallace

CITY:

CITY OF MIRAMAR, a Florida Municipal Corporation

By:

Name:

J. Michael Moore

Title: City Manager

18 day of April, 2018

Attest:

Denise A. Gibbs

Denise A. Gibbs, City Clerk

APPROVED AS TO FORM:

WEISS SEROTA HELFMAN COLE & BIERMAN

By:

Jamie Cole

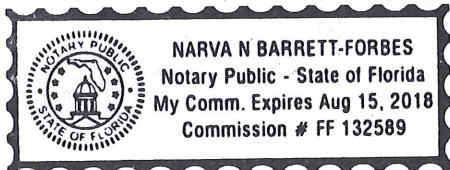
Title: City Attorney

18 day of April, 2018

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 18th day of April, 2018, by J. Michael Moore Acting ~~Kathleen Woods-Richardson~~, as City Manager of THE CITY OF MIRAMAR, a Florida Municipal Corporation, on behalf of the municipal corporation. She is: personally known to me, or produced identification. Type of identification produced _____



NOTARY PUBLIC

Narva N Barrett-Forbes

Print Name NARVA N. BARRETT FORBES

My commission expires:

Sunbeam, Ansin, and Cleghorn as the owners of the remaining vacant residential land in the MRAC Property as of the time of this 2018 Amendment, agree to the terms and restrictions of this 2018 Amendment.

SUNBEAM DEVELOPMENT CORPORATION

By: [Signature]
Name: James G. Goggins
Title: Executive Vice President

20th day of February, 2018



STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 20 day of February, 2018, by James G. Goggins as Executive Vice President of Sunbeam Development Corporation.

He or she is:
 personally known to me, or
 produced identification. Type of identification produced _____

Seal

[Signature]
NOTARY PUBLIC
Print Name Gina Jaramillo
My commission expires:



Sunbeam, Ansin, and Cleghorn as the owners of the remaining vacant residential land in the MRAC Property as of the time of this 2018 Amendment, agree to the terms and restrictions of this 2018 Amendment.

ANSIN GROUP, LTD. a Florida Limited Partnership, by AN-KEN Enterprises, Inc., General Partner

By: [Signature]
Name: James G. Goggins
Title: President

20th day of FEBRUARY, 2018



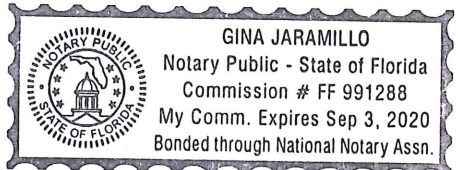
STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 20 day of February, 2018, by James G. Goggins as President of AN-KEN Enterprises, Inc., General Partner Ansin Group, Ltd.

He or she is:
 personally known to me, or
 produced identification. Type of identification produced _____

Seal

[Signature]
NOTARY PUBLIC
Print Name Gina Jaramillo
My commission expires: _____



Sunbeam, Ansin, and Cleghorn as the owners of the remaining vacant residential land in the MRAC Property as of the time of this 2018 Amendment, agree to the terms and restrictions of this 2018 Amendment.

CLEGHORN SHOE CORP.

By: E. N. Ansin

Name: Edmund N. Ansin

Title: Vice President

20th day of FEBRUARY, 2018



STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

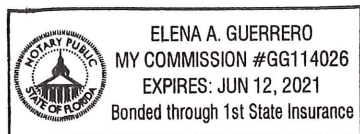
The foregoing instrument was acknowledged before me this 20th day of February, 2018, by Edmund Ansin as V.P. of Cleghorn Shoe Corp.

He or she is:

personally known to me, or

produced identification. Type of identification produced _____

Seal



NOTARY PUBLIC

E. Guerrero
Print Name Elena Guerrero

My commission expires:

EXHIBIT "A"

MRAC PROPERTY

The South one-half of Section 24, Township 51 South, Range 40 East; and the South one-half of Section 19, Township 51 South, Range 41 East; and all of Section 25, Township 51 South, Range 40 East; and all of Section 30, Township 51 South, Range 41 East; and

That portion of the North one-half of Section 36, Township 51 South, Range 40 East, that is designated on the effective date of this First Amendment to the Education Mitigation Agreement as "Regional Activity Center" on the Future Land Use Map of the City of Miramar Comprehensive Plan.

EXHIBIT "B"

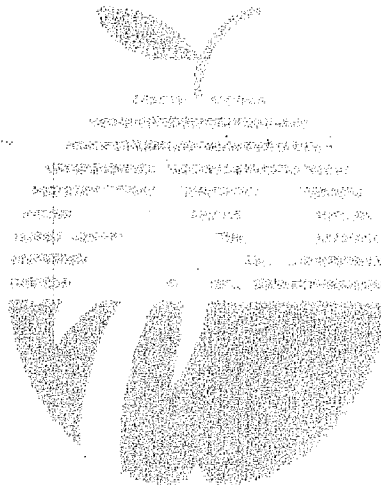
SCHOOL CONSISTENCY REVIEW REPORT

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

REVISED
8-21-15

LAND USE
SBBC-1865-2015
County No: PCT 15-4
East Miramar RAC

August 20, 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: August 20, 2015	Units Permitted 7,460 Units Proposed 8,710	Existing Land Use: RAC
Name: East Miramar RAC	NET CHANGE (UNITS): 1,250	Proposed Land Use: RAC
SBBC Project Number: SBBC-1865-2015	Students Permitted Proposed NET CHANGE	Current Zoning TND,CF,PUD,RM-16,B
County Project Number: PCT 15-4	Elem 1,319 1,560 241	Proposed Zoning: TND,CF,PUD,RM-16,B
Municipality Project Number:	Mid 677 818 141	Section: 24m25m36
Owner/Developer: Sunbeam Properties	High 771 925 154	Township: 51
Jurisdiction: Miramar	Total 2,767 3,303 536	Range: 40

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
Coconut Palm Elementary	1,058	1,058	908	-150	-8	85.8%
Sea Castle Elementary	1,052	1,052	853	-199	-11	81.1%
New Renaissance Middle	1,547	1,547	965	-582	-26	62.4%
Everglades High	2,980	2,980	2,517	-463	-18	84.5%
Miramar High	3,235	3,235	2,585	-650	-26	79.9%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				15/16	16/17	17/18	18/19	19/20
Coconut Palm Elementary	908	-150	85.8%	889	902	913	940	953
Sea Castle Elementary	853	-199	81.1%	887	887	893	891	923
New Renaissance Middle	965	-582	62.4%	938	911	901	917	929
Everglades High	2,517	-463	84.5%	2,568	2,536	2,526	2,468	2,409
Miramar High	2,585	-650	79.9%	2,523	2,507	2,492	2,437	2,372

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	19/20	20/21	21/22	22/23	23/24
Area F - Elementary	19,263	14,958	-4,305	18,028	18,123	18,218	18,312	18,407
Area F - Middle	11,292	7,849	-3,443	10,643	10,620	10,598	10,575	10,553
Area F - High	14,319	12,862	-1,457	13,601	13,560	13,519	13,477	13,436

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2014-15 Contract Permanent Capacity	2014-15 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				15/16	16/17	17/18
Atlantic Montessori Charter	144	131	-13	131	131	131
Pembroke Pines E_west Central	2,470	1,902	-568	1,902	1,902	1,902
Renaissance Charter @ Pines	661	575	-86	575	575	575
Somerset Academy Charter High Miramar	1,000	287	-713	287	287	287
Somerset At Miramar 6_8	325	436	111	436	436	436
Somerset Miramar K_5	675	643	-32	643	643	643
Somerset Miramar South	750	100	-650	100	100	100
Somerset Neighborhood	500	526	26	526	526	526

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
Coconut Palm Elementary	There are no capacity additions that will impact the FISH capacity of the school.
Sea Castle Elementary	There are no capacity additions that will impact the FISH capacity of the school.
New Renaissance Middle	There are no capacity additions that will impact the FISH capacity of the school.
Everglades High	There are no capacity additions that will impact the FISH capacity of the school.
Miramar High	There are no capacity additions that will impact the FISH capacity of the school.

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 2,205-acre site is generally located south of Pembroke Road between Flamingo Road and SW 101st Avenue in the City of Miramar. The site is subject to a Tri-Party Educational Mitigation Agreement related to a previously approved Land Use Plan Amendment (LUPA) PCT 05-4 (consisting of 550 townhouse and 1,450 garden apartment units), which requires payment of student station cost factors per dwelling unit. Additionally, 5,460 residential units (consisting of 781 single family, 1,466 townhouse, and 3,213 garden apartment units) were permitted on the site before LUPA PCT 05-4 was approved. The applicant proposes to add an additional 1,250 garden apartment (all three or more bedroom) units via LUPA PCT 15-4 without changing the current land use designation Regional Activity Center (RAC), resulting in a total of 8,710 residential units in the RAC. The additional 1,250 units as proposed are anticipated to generate 536 additional students (241 elementary, 141 middle, and 154 high) into Broward County Public Schools.

This 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 2014-15 school year are Coconut Palm Elementary, Sea Castle Elementary, New Renaissance Middle, Everglades High, and Miramar High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of 100% of gross capacities in the 2014-15 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2014-15 – 2016-17), all schools are expected to operate below the adopted LOS of 100% of gross capacities through the 2016-17 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 2014-15 – 2018-19. 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 subject site in the 2014-15 school year are depicted herein.

Capital Improvements scheduled in the long range section (2019-20 to 2023-24) of the currently Adopted DEFP Fiscal Years 2014-15 – 2018-19 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 student enrollments, cumulative capacities, and pertinent 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 application LUPA PCT 05-4 is addressed in the Educational Mitigation Agreements between Broward County, the City of Miramar, and the School Board of Broward County, Florida. Since the application for LUPA PCT 15-4 adds more residential units to the RAC 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 15-4 should be conditioned upon amendment of the Agreements to address students anticipated from additional units proposed.

Please 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-1865-2015

AUGUST 20, 2015
Date

Reviewed By:

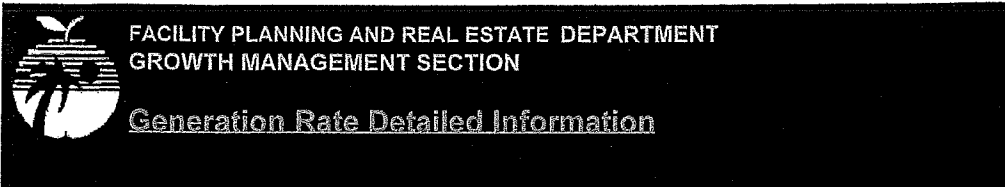
M. Rasheduzzaman
Signature

Mohammed Rasheduzzaman, AICP
Name

Planner
Title

EXHIBIT "C"

BROWARD COUNTY STUDENT GENERATION RATES TABLE



	Bedrooms	Elem	Middle	High
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	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	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	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	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	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 "D"

State of Florida Student Station Cost Factors December 2017

STUDENT STATION COST FACTORS

7/28/2017

	Consumer Price Index - REC National Economic Forecast of July 2017	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Jan-2006	199.3	1.0000	17,952	19,386	25,181
Feb-2006	199.4	1.0005	17,961	19,396	25,194
Mar-2006	199.7	1.0020	17,988	19,425	25,232
Apr-2006	200.7	1.0070	18,078	19,522	25,358
May-2006	201.3	1.0100	18,132	19,581	25,434
Jun-2006	201.8	1.0125	18,177	19,629	25,497
Jul-2006	202.9	1.0181	18,276	19,736	25,636
Aug-2006	203.8	1.0226	18,357	19,824	25,750
Sep-2006	202.8	1.0176	18,267	19,726	25,623
Oct-2006	201.9	1.0130	18,186	19,639	25,510
Nov-2006	202.0	1.0135	18,195	19,649	25,522
Dec-2006	203.1	1.0191	18,294	19,756	25,661
Jan-2007	203.4	1.0208	18,325	19,788	25,704
Feb-2007	204.2	1.0247	18,396	19,865	25,803
Mar-2007	205.3	1.0300	18,491	19,968	25,938
Apr-2007	205.9	1.0331	18,547	20,028	26,015
May-2007	206.8	1.0374	18,624	20,111	26,123
Jun-2007	207.2	1.0398	18,667	20,158	26,183
Jul-2007	207.6	1.0417	18,700	20,194	26,230
Aug-2007	207.7	1.0420	18,706	20,200	26,238
Sep-2007	208.5	1.0464	18,785	20,285	26,349
Oct-2007	209.2	1.0496	18,843	20,348	26,431
Nov-2007	210.8	1.0579	18,991	20,508	26,638
Dec-2007	211.4	1.0609	19,046	20,567	26,715
Jan-2008	212.2	1.0646	19,112	20,638	26,808
Feb-2008	212.7	1.0672	19,158	20,688	26,872
Mar-2008	213.4	1.0710	19,226	20,762	26,969
Apr-2008	213.9	1.0735	19,271	20,810	27,031
May-2008	215.2	1.0798	19,385	20,933	27,191
Jun-2008	217.5	1.0911	19,588	21,153	27,476
Jul-2008	219.0	1.0989	19,728	21,304	27,672
Aug-2008	218.7	1.0973	19,699	21,272	27,631
Sep-2008	218.9	1.0982	19,715	21,290	27,654
Oct-2008	217.0	1.0888	19,546	21,107	27,417
Nov-2008	213.2	1.0695	19,200	20,733	26,931
Dec-2008	211.4	1.0607	19,042	20,563	26,710
Jan-2009	211.9	1.0634	19,090	20,615	26,777
Feb-2009	212.7	1.0673	19,159	20,690	26,875
Mar-2009	212.5	1.0662	19,141	20,669	26,848
Apr-2009	212.7	1.0673	19,160	20,690	26,875
May-2009	213.0	1.0689	19,188	20,721	26,915
Jun-2009	214.8	1.0777	19,347	20,893	27,138
Jul-2009	214.7	1.0774	19,342	20,886	27,130
Aug-2009	215.4	1.0810	19,406	20,956	27,221
Sep-2009	215.9	1.0831	19,444	20,997	27,273
Oct-2009	216.5	1.0863	19,502	21,060	27,355
Nov-2009	217.2	1.0900	19,567	21,130	27,447
Dec-2009	217.3	1.0906	19,578	21,141	27,461
Jan-2010	217.5	1.0913	19,590	21,155	27,479
Feb-2010	217.3	1.0902	19,572	21,135	27,453
Mar-2010	217.4	1.0906	19,578	21,142	27,462
Apr-2010	217.4	1.0908	19,583	21,147	27,468
May-2010	217.3	1.0903	19,572	21,136	27,454
Jun-2010	217.2	1.0898	19,564	21,127	27,442
Jul-2010	217.6	1.0918	19,601	21,167	27,494

STUDENT STATION COST FACTORS

7/28/2017

	Consumer Price Index - REC National Economic Forecast of July 2017	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Aug-2010	217.9	1.0934	19,629	21,197	27,534
Sep-2010	218.3	1.0952	19,661	21,232	27,578
Oct-2010	219.0	1.0990	19,730	21,306	27,674
Nov-2010	219.6	1.1018	19,780	21,360	27,745
Dec-2010	220.5	1.1062	19,859	21,445	27,856
Jan-2011	221.2	1.1098	19,923	21,515	27,946
Feb-2011	221.9	1.1134	19,988	21,584	28,036
Mar-2011	223.0	1.1191	20,091	21,696	28,181
Apr-2011	224.1	1.1244	20,185	21,798	28,314
May-2011	224.8	1.1280	20,249	21,867	28,404
Jun-2011	224.8	1.1280	20,249	21,867	28,404
Jul-2011	225.4	1.1309	20,303	21,924	28,478
Aug-2011	226.1	1.1345	20,367	21,993	28,568
Sep-2011	226.6	1.1370	20,411	22,041	28,630
Oct-2011	226.8	1.1377	20,425	22,056	28,649
Nov-2011	227.2	1.1398	20,462	22,097	28,702
Dec-2011	227.2	1.1401	20,467	22,102	28,709
Jan-2012	227.8	1.1432	20,523	22,162	28,787
Feb-2012	228.3	1.1457	20,567	22,210	28,849
Mar-2012	228.8	1.1481	20,610	22,256	28,909
Apr-2012	229.2	1.1500	20,644	22,293	28,957
May-2012	228.7	1.1476	20,601	22,247	28,897
Jun-2012	228.5	1.1466	20,584	22,229	28,873
Jul-2012	228.6	1.1470	20,590	22,235	28,882
Aug-2012	229.9	1.1536	20,710	22,364	29,049
Sep-2012	231.0	1.1591	20,809	22,471	29,188
Oct-2012	231.6	1.1623	20,865	22,532	29,267
Nov-2012	231.2	1.1603	20,830	22,494	29,218
Dec-2012	231.2	1.1602	20,827	22,491	29,214
Jan-2013	231.6	1.1621	20,863	22,529	29,264
Feb-2013	233.0	1.1690	20,986	22,663	29,437
Mar-2013	232.3	1.1656	20,924	22,596	29,350
Apr-2013	231.8	1.1630	20,879	22,547	29,287
May-2013	231.9	1.1637	20,890	22,559	29,302
Jun-2013	232.4	1.1660	20,931	22,603	29,360
Jul-2013	232.9	1.1685	20,978	22,653	29,425
Aug-2013	233.3	1.1707	21,017	22,695	29,480
Sep-2013	233.6	1.1723	21,044	22,725	29,519
Oct-2013	233.7	1.1727	21,052	22,734	29,530
Nov-2013	234.1	1.1747	21,089	22,773	29,581
Dec-2013	234.7	1.1777	21,143	22,832	29,657
Jan-2014	235.4	1.1811	21,202	22,896	29,740
Feb-2014	235.7	1.1825	21,228	22,924	29,777
Mar-2014	236.0	1.1840	21,256	22,954	29,815
Apr-2014	236.5	1.1865	21,300	23,002	29,877
May-2014	236.8	1.1883	21,333	23,037	29,923
Jun-2014	237.0	1.1893	21,350	23,056	29,948
Jul-2014	237.4	1.1913	21,386	23,094	29,998
Aug-2014	237.3	1.1904	21,371	23,078	29,977
Sep-2014	237.5	1.1916	21,392	23,100	30,006
Oct-2014	237.5	1.1917	21,393	23,102	30,008
Nov-2014	237.1	1.1898	21,358	23,065	29,959
Dec-2014	236.3	1.1856	21,284	22,984	29,855
Jan-2015	234.9	1.1787	21,160	22,850	29,681
Feb-2015	235.5	1.1816	21,212	22,906	29,753

STUDENT STATION COST FACTORS

7/28/2017

	Consumer Price Index - REC National Economic Forecast of July 2017	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Mar-2015	236.0	1.1841	21,257	22,955	29,817
Apr-2015	236.2	1.1852	21,276	22,975	29,843
May-2015	236.9	1.1886	21,338	23,042	29,931
Jun-2015	237.4	1.1913	21,386	23,094	29,997
Jul-2015	237.9	1.1936	21,427	23,138	30,055
Aug-2015	237.8	1.1932	21,421	23,132	30,047
Sep-2015	237.5	1.1915	21,390	23,099	30,003
Oct-2015	237.8	1.1931	21,419	23,130	30,044
Nov-2015	238.2	1.1949	21,452	23,165	30,090
Dec-2015	237.8	1.1934	21,424	23,135	30,051
Jan-2016	238.1	1.1947	21,447	23,161	30,084
Feb-2016	237.8	1.1932	21,421	23,132	30,046
Mar-2016	238.1	1.1946	21,445	23,158	30,080
Apr-2016	238.9	1.1987	21,520	23,239	30,185
May-2016	239.4	1.2010	21,561	23,283	30,243
Jun-2016	239.8	1.2034	21,604	23,330	30,303
Jul-2016	239.9	1.2037	21,609	23,335	30,310
Aug-2016	240.4	1.2062	21,653	23,383	30,372
Sep-2016	241.0	1.2093	21,709	23,443	30,450
Oct-2016	241.7	1.2127	21,771	23,510	30,537
Nov-2016	242.2	1.2162	21,816	23,559	30,601
Dec-2016	242.8	1.2184	21,872	23,619	30,680
Jan-2017	244.2	1.2251	21,993	23,749	30,849
Feb-2017	244.5	1.2266	22,019	23,778	30,886
Mar-2017	243.8	1.2230	21,956	23,710	30,797
Apr-2017	244.2	1.2251	21,993	23,749	30,849
May-2017	243.8	1.2235	21,964	23,719	30,809
Jun-2017	243.8	1.2232	21,959	23,714	30,802
Jul-2017	244.5	1.2268	22,023	23,783	30,892
Aug-2017	244.8	1.2283	22,050	23,812	30,930
Sep-2017	245.2	1.2303	22,086	23,851	30,980
Oct-2017	245.8	1.2333	22,140	23,909	31,056
Nov-2017	246.2	1.2353	22,177	23,948	31,107
Dec-2017	246.5	1.2368	22,204	23,977	31,145
Jan-2018	246.8	1.2383	22,231	24,006	31,182
Feb-2018	247.2	1.2403	22,267	24,045	31,233
Mar-2018	247.5	1.2418	22,294	24,074	31,271
Apr-2018	247.9	1.2439	22,330	24,113	31,321
May-2018	248.2	1.2454	22,357	24,143	31,359
Jun-2018	248.6	1.2474	22,393	24,181	31,410
Jul-2018	248.9	1.2489	22,420	24,211	31,448
Aug-2018	249.2	1.2504	22,447	24,240	31,486
Sep-2018	249.6	1.2524	22,483	24,279	31,536
Oct-2018	249.9	1.2539	22,510	24,308	31,574
Nov-2018	250.3	1.2559	22,546	24,347	31,625
Dec-2018	250.7	1.2579	22,582	24,386	31,675
Jan-2019	251.2	1.2604	22,627	24,434	31,738
Feb-2019	251.7	1.2629	22,672	24,483	31,802
Mar-2019	252.2	1.2654	22,717	24,532	31,865
Apr-2019	252.8	1.2684	22,771	24,590	31,941
May-2019	253.3	1.2709	22,816	24,639	32,004
Jun-2019	253.9	1.2740	22,870	24,697	32,080
Jul-2019	254.5	1.2770	22,924	24,755	32,155
Aug-2019	255.0	1.2795	22,969	24,804	32,219
Sep-2019	255.6	1.2825	23,023	24,862	32,294

STUDENT STATION COST FACTORS

7/28/2017

	Consumer Price Index - REC National Economic Forecast of July 2017	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Oct-2019	256.2	1.2855	23,077	24,921	32,370
Nov-2019	256.7	1.2880	23,122	24,969	32,433
Dec-2019	257.3	1.2910	23,176	25,028	32,509
Jan-2020	257.9	1.2940	23,230	25,086	32,585
Feb-2020	258.5	1.2970	23,284	25,144	32,661
Mar-2020	259.2	1.3006	23,348	25,212	32,749
Apr-2020	259.8	1.3036	23,402	25,271	32,825
May-2020	260.4	1.3066	23,456	25,329	32,901
Jun-2020	261.0	1.3096	23,510	25,388	32,977
Jul-2020	261.6	1.3126	23,564	25,446	33,052
Aug-2020	262.2	1.3156	23,618	25,504	33,128
Sep-2020	262.8	1.3186	23,672	25,563	33,204
Oct-2020	263.4	1.3216	23,726	25,621	33,280
Nov-2020	264.0	1.3246	23,780	25,679	33,356
Dec-2020	264.5	1.3271	23,825	25,728	33,419
Jan-2021	265.1	1.3302	23,879	25,786	33,495
Feb-2021	265.7	1.3332	23,933	25,845	33,570
Mar-2021	266.2	1.3357	23,978	25,893	33,634
Apr-2021	266.8	1.3387	24,032	25,952	33,709
May-2021	267.3	1.3412	24,077	26,000	33,773
Jun-2021	267.9	1.3442	24,131	26,059	33,848
Jul-2021	268.5	1.3472	24,185	26,117	33,924
Aug-2021	269.1	1.3502	24,239	26,175	34,000
Sep-2021	269.6	1.3527	24,284	26,224	34,063
Oct-2021	270.2	1.3557	24,338	26,282	34,139
Nov-2021	270.8	1.3588	24,392	26,341	34,215
Dec-2021	271.4	1.3618	24,446	26,399	34,291
Jan-2022	271.9	1.3643	24,491	26,448	34,354
Feb-2022	272.5	1.3673	24,546	26,506	34,430
Mar-2022	273.1	1.3703	24,600	26,565	34,505
Apr-2022	273.7	1.3733	24,654	26,623	34,581
May-2022	274.3	1.3763	24,708	26,681	34,657
Jun-2022	274.9	1.3793	24,762	26,740	34,733
Jul-2022	275.5	1.3823	24,816	26,798	34,809
Aug-2022	276.1	1.3853	24,870	26,856	34,884
Sep-2022	276.7	1.3884	24,924	26,915	34,960
Oct-2022	277.3	1.3914	24,978	26,973	35,036
Nov-2022	277.9	1.3944	25,032	27,031	35,112
Dec-2022	278.5	1.3974	25,086	27,090	35,188
Jan-2023	279.1	1.4004	25,140	27,148	35,264
Feb-2023	279.7	1.4034	25,194	27,207	35,339
Mar-2023	280.3	1.4064	25,248	27,265	35,415
Apr-2023	280.9	1.4094	25,302	27,323	35,491
May-2023	281.5	1.4124	25,356	27,382	35,567
Jun-2023	282.1	1.4155	25,410	27,440	35,643
Jul-2023	282.7	1.4185	25,464	27,498	35,718
Aug-2023	283.3	1.4215	25,518	27,557	35,794
Sep-2023	283.9	1.4245	25,572	27,615	35,870
Oct-2023	284.6	1.4280	25,635	27,683	35,958
Nov-2023	285.1	1.4305	25,680	27,732	36,022
Dec-2023	285.7	1.4335	25,735	27,790	36,097
Jan-2024	286.3	1.4365	25,789	27,849	36,173
Feb-2024	286.9	1.4395	25,843	27,907	36,249
Mar-2024	287.5	1.4425	25,897	27,965	36,325
Apr-2024	288.1	1.4456	25,951	28,024	36,401

STUDENT STATION COST FACTORS

7/28/2017

	Consumer Price Index - REC National Economic Forecast of July 2017	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
May-2024	288.7	1.4486	26,005	28,082	36,476
Jun-2024	289.3	1.4516	26,059	28,140	36,552
Jul-2024	289.9	1.4546	26,113	28,199	36,628
Aug-2024	290.5	1.4576	26,167	28,257	36,704
Sep-2024	291.1	1.4606	26,221	28,315	36,780
Oct-2024	291.8	1.4641	26,284	28,384	36,868
Nov-2024	292.4	1.4671	26,338	28,442	36,944
Dec-2024	293.0	1.4701	26,392	28,500	37,020
Jan-2025	293.6	1.4732	26,446	28,559	37,096
Feb-2025	294.2	1.4762	26,500	28,617	37,171
Mar-2025	294.8	1.4792	26,554	28,675	37,247
Apr-2025	295.4	1.4822	26,608	28,734	37,323
May-2025	296.0	1.4852	26,662	28,792	37,399
Jun-2025	296.6	1.4882	26,716	28,850	37,475
Jul-2025	297.3	1.4917	26,779	28,919	37,563
Aug-2025	297.9	1.4947	26,833	28,977	37,639
Sep-2025	298.5	1.4977	26,887	29,035	37,715
Oct-2025	299.1	1.5008	26,942	29,094	37,790
Nov-2025	299.7	1.5038	26,996	29,152	37,866
Dec-2025	300.4	1.5073	27,059	29,220	37,955
Jan-2026	301.0	1.5103	27,113	29,278	38,031
Feb-2026	301.6	1.5133	27,167	29,337	38,106
Mar-2026	302.2	1.5163	27,221	29,395	38,182
Apr-2026	302.8	1.5193	27,275	29,453	38,258
May-2026	303.4	1.5223	27,329	29,512	38,334
Jun-2026	304.1	1.5258	27,392	29,580	38,422
Jul-2026	304.7	1.5289	27,446	29,638	38,498
Aug-2026	305.3	1.5319	27,500	29,697	38,574
Sep-2026	306.0	1.5354	27,563	29,765	38,662
Oct-2026	306.6	1.5384	27,617	29,823	38,738
Nov-2026	307.3	1.5419	27,680	29,891	38,826
Dec-2026	307.9	1.5449	27,734	29,950	38,902
Jan-2027	308.5	1.5479	27,788	30,008	38,978
Feb-2027	309.2	1.5514	27,851	30,076	39,067
Mar-2027	309.8	1.5544	27,905	30,134	39,142
Apr-2027	310.4	1.5575	27,959	30,193	39,218
May-2027	311.0	1.5605	28,013	30,251	39,294
Jun-2027	311.6	1.5635	28,067	30,309	39,370