

Continuation of Summary Explanation and Background

The purpose of this second amendment is to enable the inclusion of 374 additional multi-family (reviewed as all garden apartments) residential units proposed (via Land Use Plan Amendment PC 17-4/PCT 17-2) in the City's Regional Activity Center (RAC).

In 2004, the City of Pembroke Pines entered into an Educational Mitigation Agreement ("2004 Agreement") with Broward County and The School Board of Broward County, Florida (SBBC) for Land Use Text Amendment PCT 04-2 to allocate 750 residential units (325 townhouse and 425 high-rise) in the Local Activity Center (LAC). Subsequently, in 2006, the City of Pembroke Pines entered into another Educational Mitigation Agreement ("2006 Agreement") with Broward County and SBBC for Land Use Text Amendment PCT 06-1 to allocate 250 additional high-rise residential units within the LAC. Both the 2004 Agreement and the 2006 Agreement call for payment of per dwelling unit cost based on the amount calculated using applicable Student Station Cost Factors published by the State of Florida. In 2013, the City of Pembroke Pines added 365 additional multi-family (5 townhomes, 288 garden apartments, and 72 mid-rise) residential units on an 11.052 acre site via Land Use Text Amendment PCT 13-2 within the previously approved LAC. To address the impact of the additional students, the City of Pembroke Pines entered into the First Amended Educational Mitigation Agreement in 2014 with Broward County and SBBC. Thereafter, in 2016, the City of Pembroke Pines added 476 additional multi-family (450 garden apartment and 26 high-rise) units in the LAC. In 2017, the City of Pembroke Pines entered into the Amended Educational Mitigation Agreement with Broward County and SBBC to address the impact of additional students.

Subsequently, in 2017, the City of Pembroke Pines allocated an additional 374 multi-family residential (all garden apartment) units within the LAC and changed the land use designation to Regional Activity Center via LUPA PC 17-2/PCT 17-4. On September 17, 2018, the City of Pembroke Pines approved the Second Amendment to the Educational Mitigation Agreement in connection with Broward County Land Use Text Amendment PCT 04-2 as amended by PCT 06-1, PCT 13-2, PCT 16-2, and PCT 17-4. Upon SBBC approval, the Second Amendment to the Educational Mitigation Agreements in connection with Broward County Land Use Text Amendment PCT 04-2 as amended by PCT 06-1, PCT 13-2, PCT 16-2, and PC 17-4/PCT 17-2 will be transmitted to Broward County for its formal action; and upon its approval will become effective.