

Executive Summary

Second Amendment to the Educational Mitigation Agreements - Broward County Land Use Text Amendment PCT 04-2

The City of Pembroke Pines Local Activity Center (LAC) PCT 04-2 consists of approximately 146.37 acres and is located on the west side of Palm Avenue between Pines Boulevard and Washington Street in the City of Pembroke Pines. In 2004, the City of Pembroke Pines proposed a land use change from Employment Center-High to LAC to permit the development of 750 residential (325 townhouse and 425 high-rise) units on the site. The District's review of the proposal indicated that the development would generate an additional 115 students (63 elementary, 23 middle, and 29 high school), and the pertinent middle and high schools affected by the project were critically overcrowded. District staff applied credit for 23 middle school students based on the funded capital improvements scheduled for the middle school. As a result, the City of Pembroke Pines agreed to mitigate the impact of 92 students (63 elementary and 29 high school) by paying the applicable Florida Student Station Cost Factors translated into a per dwelling unit cost.

Subsequently in 2005, the City of Pembroke Pines allocated an additional 250 high-rise units on the site via Land Use Text Amendment PCT 06-1. These additional units were anticipated to generate 16 additional students (11 elementary, 2 middle, and 3 high school), and the pertinent elementary and high schools affected by the project were critically overcrowded. As a result, the City of Pembroke Pines agreed to mitigate the impact of 16 students (11 elementary, 2 middle, and 3 high school) by paying the applicable Florida Student Station Cost Factors translated into per dwelling unit cost.

In 2013, the City of Pembroke Pines allocated an additional 365 multi-family residential (5 townhomes, 288 garden apartments, and 72 mid-rise) units on an 11.052-acre site within the LAC via LUPA PCT 13-2. These additional units were anticipated to generate a maximum 89 additional students (44 elementary, 20 middle, and 25 high school) into Broward County Public Schools.

To enable legal enforcement of the mitigation commitment, the City of Pembroke Pines entered into Educational Mitigation Agreements (for LUPA PC 04-2 and LUPA PCT 06-1) with The School Board of Broward County, Florida (SBBC) and the Broward County Board of Commissioners in 2006 and 2007 respectively. Subsequently, in 2014, the City of Pembroke Pines entered into a First Amended Educational Mitigation Agreement (for LUPA PCT 13-2) with SBBC and the Broward County Board of Commissioners to address the student impact of the additional 365 multi-family residential (5 townhomes, 288 garden apartments, and 72 mid-rise) units added via LUPA PCT 13-2.

In 2015, the City of Pembroke Pines allocated an additional 476 multi-family residential (450 garden apartment and 26 high-rise) units within the LAC via LUPA PCT 16-2. These additional units were anticipated to generate a maximum of 193 additional students (87 elementary, 51 middle, and 55 high school) into Broward County Public Schools. Thereafter, in 2017, the City of Pembroke Pines entered into an Amended Educational Mitigation Agreement (for LUPA PCT 16-2) with SBBC and the Broward County Board of Commissioners to address the student impact of 476 multi-family residential units

Subsequently, in 2017, the City of Pembroke Pines allocated an additional 374 multi-family residential (all garden apartment) units within the site of the LAC and changed the land use designation of the site to Regional Activity Center (RAC) via LUPA PC 17-2/PCT 17-4. These additional units were anticipated to generate a maximum of 160 additional students (72 elementary, 42 middle, and 46 high school) into Broward County Public Schools. The impact of the 160 additional students will be addressed consistent with the procedures outlined in 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 17-2/PCT 17-4 (Exhibit 3).