

Return to: (enclose self-addressed stamped envelope)

Name: Barbara Myrick, General Counsel
The School Board of Broward County
600 Southeast 3rd Avenue
Fort Lauderdale, FL 33301

This Instrument Prepared by:
Marla Neufeld, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd, Suite 1800
Fort Lauderdale, Florida 33301

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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.

**SECOND AMENDMENT TO
EDUCATIONAL MITIGATION AGREEMENT
IN CONNECTION WITH BROWARD COUNTY
LAND USE TEXT AMENDMENT PCT 05-4
AS AMENDED BY PCT 15-4
AS AMENDED BY PCT 19-7**

THIS SECOND AMENDMENT TO EDUCATIONAL MITIGATION AGREEMENT ("2020 Amendment") made this ___ of _____, 2020, 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

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 apartments at the request of the Broward County Planning Council) ("**PCT 15-4 Units**")"; and

WHEREAS, the PCT 15-4 Units are subject to that certain First Amendment to Educational Mitigation Agreement in Connection with Broward County Land Use Text Amendment PCT 05-4 recorded at Instrument 115347076 of the Official Records of Broward County, Florida, as amended by PCT 15-4 ("**2018 School Agreement**")"; and

WHEREAS, a third land use plan text amendment application for the MRAC Property ("**PCT 19-7**") added 2,350 dwelling units (reviewed as all three or more bedroom garden apartments at the request of the Broward County Planning Council) ("**New Units**")"; and

WHEREAS, the City allocated up to 50 flexibility units ("**Flex Units**") in the MRAC to the City Center development in the adoption of City Resolution 20-54 and these Flex Units are not subject to this 2020 Amendment; and

WHEREAS, the **Flex Units** shall be subject to school impact fees to be paid at the time of building permit review; and

WHEREAS, the owners of the New Units agree to restrict the New Units to 367 garden apartments (112 one bedroom or less, 187 two bedrooms, and 68 three or more bedrooms) and 1,983 midrise units (682 one bedroom or less and 1,301 two or more bedrooms); 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 PCT 15-4 Units shall continue to be bound by the 2018 School Agreement; 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 2020 Amendment; 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 January 31, 2019 regarding PCT 19-7, a copy is attached hereto as **Exhibit B**; and

WHEREAS, all of the Pre PCT 05-4 Units allowed in the MRAC are built or approved; all of the PCT 05-4 Units are built or approved; and, of the PCT 15-4 Units, 261 of the PCT 15-4 Units remain unbuilt (such unbuilt PCT 15-4 Units shall be referred to as the "**Unbuilt PCT 15-4 Units**"); and

WHEREAS, the remaining 261 Unbuilt PCT 15-4 Units consist of:

- (i) 1 one bedroom garden apartment; and
- (ii) 178 two bedroom garden apartment units; and
- (iii) 82 three or more bedroom garden apartments; and

WHEREAS, the 2,350 New Units are proposed to consist of

- (i) 1,983 midrise units (682 one bedroom or less and 1,301 two or more bedrooms); and
- (ii) 367 garden apartments (112 one bedroom or less, 187 two bedrooms, and 68 three or more bedrooms); and

WHEREAS, as a condition for approval of PCT 19-7, the City was required to amend the 2006 School Agreement, as amended by the 2018 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 19-7 the City, County, and School Board are desirous of amending the 2006 School Agreement, as amended by the 2018 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 and the 2018 School Agreement.

3. This 2020 Amendment shall be deemed part of, but shall take precedence over and supersede any provisions to the contrary contained in the 2006 School Agreement and the 2018 School Agreement.

4. At the time of building permit review, the City shall identify the pool of units that the proposed units will be drawn from, either from the Unbuilt PCT 15-4 Units or the New Units. In the event the type of unit is the same between the Unbuilt PCT 15-4 Units and the New Units, the Unbuilt PCT 15-4 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 PCT 15-4 Units pool of units. The City shall allocate the New Units when the same type of Unbuilt PCT 15-4 Unit pools are exhausted or there is not a sufficient number of units in the Unbuilt PCT 15-4 Unit pool for the proposed development.

5. The City, County and School Board acknowledge the total 2,350 permitted residential dwelling units within the MRAC as specified in the County approved Land Use Plan Amendment PCT 19-7 (all reviewed as three or more bedroom garden apartment at the request of the Broward County Planning Council) Land Use Plan Amendment PCT 19-7. The City has been advised that the owner of the New Units restricts the New Units to 367 garden apartments (112 one bedroom or less, 187 two bedrooms, and 68 three or more bedrooms) and 1,983 midrise units (682 one bedroom or less and, 1,301 two or more bedrooms). Any application for the Unbuilt PCT 15-4 Units shall be subject to the imposition of educational mitigation in the manner set forth in 2018 School Agreement. Any application for the New Units shall be subject to the imposition of educational mitigation in the matter set forth in this 2020 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 2020 Amendment, with the actual amount due 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 bedroom mix, and (c) monitor and make certain that the development of New Units comply with this 2020 Amendment.

6. 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 367 garden apartments (112 one bedroom or less, 187 two bedrooms, and 68 three or more bedrooms) and 1983 midrise units (682 one bedroom or less and 1,301 two or more bedrooms) are anticipated to generate a total of 164_ students consisting of 80 elementary school students, 38 middle school students and 46 high school students into Broward County Public Schools.

7. 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 PCT 19-7. 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.

8. Prior to the issuance of a building permit for construction of any 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 2020 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 PCT 19-7 or this 2020 Amendment by any remedy provided by law or equity.

9. 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 and based on the calculation utilizing the State of Florida Student Station Cost Factors, published December 2019 and attached hereto as **Exhibit D**. The per dwelling unit cost for the New Units would be \$1,848 for April 2020, 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.

10. 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 2020 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 or the then current owner(s) 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 164 (80 elementary, 38 middle, and 46 high) students generated from the New Units, then no amendment to this 2020 Amendment will be required.

11. EFFECTIVE DATE. This 2020 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 current owners of the New Units, their heirs, legal representatives, successors, grantees and assigns until released as provided herein.

12. 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 2020 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 2020 Amendment is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the 2020 Amendment, and the balance of the 2020 Amendment will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the 2020 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 2020 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 2020 Amendment are for convenience and reference only and in no way define, describe, extend, or limit the scope of this 2020 Amendment, nor the intent of any provisions hereof.

18. NO WAIVER. No waiver of any provisions of this 2020 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 2020 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 2020 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 2020 Amendment and executed by the County, City, and School Board.

22. COUNTERPARTS. This 2020 Amendment may be executed in 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 2020 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 2020 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 _____, 2020, School Board, signing by and through its Chair, authorized to execute same by Board action on the ___ day of _____, 2020, and City, signing by and through its City Manager duly authorized to execute same on the ___ day of _____, 2020.

[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 _____, 2020

Approved as to form by
Andrew Meyers, 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 _____ 2020

SCHOOL BOARD

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

ATTEST:

By: _____

Name: Donna P. Korn

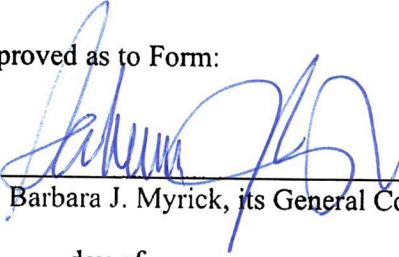
Title: Chair

Name: Robert W. Runcie

Title: Superintendent of Schools

_____ day of _____, 2020

Approved as to Form:

By: 
Barbara J. Myrick, its General Counsel

_____ day of _____, 2020

CITY

WITNESSES:

[Signature]
Print Name: Phibe Wallace
[Signature]
Print Name: Alexandra St. Claire

ATTEST: [Signature]
City Clerk

CITY OF MIRAMAR

By: [Signature]
Name: Vernon E. Hargray
Title: City Manager

18 day of March, 2020

APPROVED AS TO FORM:

By: [Signature]
Austin Dennis Norris Weeks Powell PLLC
Name: NORMAN C. POWELL
Title: City Attorney

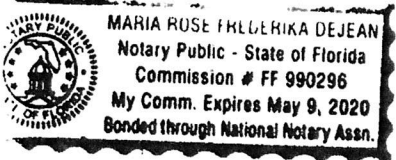
18 day of March, 2020

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 18 day of March, 2020, by means of physical presence or online notarization, by Vernon E. Hargray as City Manager of THE CITY OF MIRAMAR.

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

Seal



NOTARY PUBLIC
[Signature]
Print Name Maria Rose Frederika Dejean
My commission expires: 5/9/2020

Sunbeam and Cleghorn as the owners of the remaining vacant residential land for which site plan approval has not already been issued in the MRAC Property as of the time of this 2020 Amendment, agree to the terms and restrictions of this 2020 Amendment.

Kamy Snyder
WITNESS

Wendy Smith
WITNESS

SUNBEAM DEVELOPMENT CORPORATION

By: [Signature]
Name: SCOTT HODGES
Title: V.P.

1st day of April, 2020

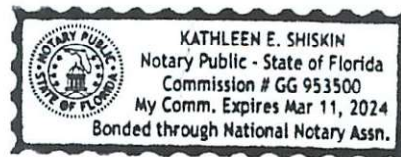
STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 1 day of April, 2020, by means of physical presence or online notarization, by Scott Hodges as Vice President of Sunbeam Development Corporation.

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

Seal

NOTARY PUBLIC
Kathleen E. Shiskin
Print Name _____
My commission expires: _____



Sunbeam and Cleghorn as the owners of the remaining vacant residential land for which site plan approval has not already been issued in the MRAC Property as of the time of this 2020 Amendment, agree to the terms and restrictions of this 2020 Amendment.

CLEGHORN SHOE CORP.

By: Edmund M. Ansin
Name: Edmund M. Ansin
Title: V. Pres

1st day of April, 2020

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

The foregoing instrument was acknowledged before me this 1st day of April, 2020, by means of physical presence or online notarization, by president as Edmund Ansin of Cleghorn Shoe Corp. ↗

He or she is:

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

Seal

NOTARY PUBLIC
Gina Jaramillo
Print Name Gina Jaramillo
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"

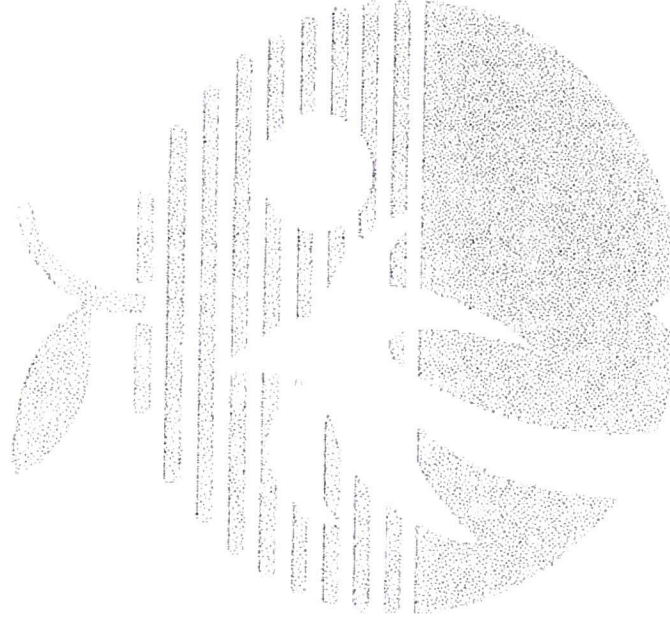
SCHOOL CONSISTENCY REVIEW REPORT

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

REVISED
5/3/19

LAND USE
SBBC-1865-2015
County No: TBD
East Miramar RAC

January 31, 2019



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: January 31, 2019	Units Permitted	8,710	Existing Land Use: RAC
Name: East Miramar RAC	Units Proposed	11,060	Proposed Land Use: RAC
SBBC Project Number: SBBC-1865-2015	NET CHANGE (UNITS):		Current Zoning: TND, CF, PUD, RM-16,
County Project Number: T8D	Students Permitted	2,087	Proposed Zoning: TND, CF, PUD, RM-16,
Municipality Project Number:	Elem	454	Section:
Owner/Developer: Sunbeam Properties	Mid	1,168	Township:
Jurisdiction: Miramar	High	1,322	Range:
	Total	4,567	1,009

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS Capacity
Coconut Palm Elementary	874	902	737	-165	-9	81.7%
Sea Castle Elementary	1,010	1,111	841	-270	-15	75.7%
New Renaissance Middle	1,547	1,702	1,193	-509	-23	70.1%
Everglades High	2,980	2,980	2,352	-628	-25	78.9%
Miramar High	2,665	2,827	2,432	-395	-15	86.0%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				19/20	20/21	21/22	22/23	23/24
Coconut Palm Elementary	737	-165	81.7%	723	730	751	760	771
Sea Castle Elementary	841	-270	75.7%	865	871	855	863	870
New Renaissance Middle	1,193	-509	70.1%	1,185	1,200	1,222	1,199	1,178
Everglades High	2,399	-581	80.5%	2,352	2,322	2,392	2,362	2,332
Miramar High	2,432	-395	86.0%	2,360	2,365	2,402	2,362	2,321

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	22/23	23/24	24/25	25/26	26/27		
Area F - Elementary	18,994	14,532	-4,462	18,028	18,123	18,218	18,312	18,407		
Area F - Middle	10,054	7,501	-2,553	10,643	10,620	10,598	10,575	10,553		
Area F - High	13,749	12,391	-1,358	13,601	13,560	13,519	13,477	13,436		

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2018-19 Contract Permanent Capacity	2018-19 Benchmark* Enrollment	Over/(Under)		
			19/20	20/21	21/22
Atlantic Montessori Charter	144	131	-13	131	131
Pembroke Pines E_west Central	2,470	1,902	-568	1,902	1,902
Renaissance Charter @ Pines	661	575	-86	575	575
Somerset Academy Charter High Miramar	1,000	287	-713	287	287
Somerset At Miramar 6_8	325	436	111	436	436
Somerset Miramar K_5	675	643	-32	643	643
Somerset Miramar South	750	100	-650	100	100
Somerset Neighborhood	500	526	26	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 classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Sea Castle Elementary	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
New Renaissance Middle	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Everglades High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Miramar High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

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. Thereafter, in 2015, the applicant added an additional 1,250 garden apartment (all three or more bedroom) units via LUPA PCT 15-4. 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 2,350 garden apartment (all three or more bedroom) units without changing the current land use designation Regional Activity Center (RAC), resulting in a total of 11,060 residential units in the RAC. The additional 2,350 units as proposed are anticipated to generate 1,009 additional students (454 elementary, 266 middle, and 289 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 2018-19 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 the higher of 100% gross capacity or 110% permanent capacities in the 2018-19 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2018-19 – 2020-21), all schools are expected to operate below the adopted LOS of the higher of 100% gross capacity or 110% permanent capacities through the 2020-21 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 2018-19 – 2022-23. In addition, 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 2018-19 school year are depicted herein.

Capital Improvements scheduled in the long-range section (2023-24 to 2027-28) of the currently Adopted DEFP Fiscal Years 2018-19 – 2022-23 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 the previously approved application LUPA PCT 05-4 and LUPA PCT 15-4 are addressed in the Educational Mitigation Agreements between Broward County, the City of Miramar, and The School Board of Broward County, Florida. Since the application 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 this application 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

01/31/2019
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP
Name

Planner
Title

EXHIBIT "C"

BROWARD COUNTY STUDENT GENERATION RATES TABLE



FACILITY PLANNING AND REAL ESTATE DEPARTMENT
GROWTH MANAGEMENT SECTION

Generation Rate Detailed Information

	<u>Bedrooms</u>	<u>Elem</u>	<u>Middle</u>	<u>High</u>
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	<u>Bedrooms</u>	<u>Elem</u>	<u>Middle</u>	<u>High</u>
	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	<u>Bedrooms</u>	<u>Elem</u>	<u>Middle</u>	<u>High</u>
	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	<u>Bedrooms</u>	<u>Elem</u>	<u>Middle</u>	<u>High</u>
	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	<u>Bedrooms</u>	<u>Elem</u>	<u>Middle</u>	<u>High</u>
	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	<u>Bedrooms</u>	<u>Elem</u>	<u>Middle</u>	<u>High</u>
	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 2019**

STUDENT STATION COST FACTORS

12/10/2019

	Consumer Price Index - REC National Economic Forecast of December 2019	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

1/8/2020

	Consumer Price Index - REC National Economic Forecast of December 2019	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	231.7	1.1625	20,869	22,536	29,272
Feb-2013	232.9	1.1688	20,982	22,658	29,431
Mar-2013	232.3	1.1655	20,923	22,594	29,348
Apr-2013	231.8	1.1631	20,879	22,547	29,287
May-2013	231.9	1.1635	20,888	22,556	29,299
Jun-2013	232.4	1.1663	20,938	22,610	29,369
Jul-2013	232.9	1.1686	20,979	22,654	29,426
Aug-2013	233.5	1.1714	21,029	22,708	29,497
Sep-2013	233.5	1.1718	21,037	22,717	29,508
Oct-2013	233.7	1.1724	21,048	22,729	29,523
Nov-2013	234.1	1.1746	21,087	22,771	29,578
Dec-2013	234.7	1.1777	21,142	22,831	29,656
Jan-2014	235.3	1.1806	21,194	22,887	29,728
Feb-2014	235.5	1.1819	21,217	22,912	29,761
Mar-2014	236.0	1.1843	21,260	22,959	29,821
Apr-2014	236.5	1.1865	21,300	23,001	29,877
May-2014	236.9	1.1888	21,340	23,045	29,934
Jun-2014	237.2	1.1903	21,369	23,076	29,973
Jul-2014	237.5	1.1917	21,393	23,102	30,007
Aug-2014	237.5	1.1915	21,389	23,098	30,002
Sep-2014	237.5	1.1916	21,391	23,099	30,005
Oct-2014	237.4	1.1913	21,387	23,095	29,999
Nov-2014	237.0	1.1891	21,346	23,051	29,942
Dec-2014	236.3	1.1854	21,280	22,980	29,850
Jan-2015	234.7	1.1777	21,142	22,831	29,656
Feb-2015	235.2	1.1803	21,189	22,882	29,721

STUDENT STATION COST FACTORS

1/8/2020

	Consumer Price Index - REC National Economic Forecast of December 2019	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	1.1842	21,258	22,956	29,819
Apr-2015	236.2	1.1849	21,272	22,971	29,838
May-2015	237.0	1.1890	21,345	23,051	29,941
Jun-2015	237.7	1.1926	21,409	23,120	30,031
Jul-2015	238.1	1.1944	21,443	23,156	30,077
Aug-2015	238.0	1.1943	21,440	23,153	30,074
Sep-2015	237.5	1.1917	21,393	23,102	30,008
Oct-2015	237.8	1.1931	21,418	23,129	30,043
Nov-2015	238.0	1.1943	21,439	23,152	30,073
Dec-2015	237.8	1.1933	21,421	23,133	30,048
Jan-2016	237.8	1.1933	21,423	23,134	30,050
Feb-2016	237.5	1.1915	21,390	23,099	30,004
Mar-2016	238.0	1.1944	21,441	23,154	30,075
Apr-2016	238.8	1.1983	21,512	23,231	30,175
May-2016	239.5	1.2015	21,570	23,293	30,256
Jun-2016	240.2	1.2051	21,633	23,361	30,344
Jul-2016	240.2	1.2050	21,632	23,359	30,342
Aug-2016	240.6	1.2072	21,672	23,403	30,399
Sep-2016	241.1	1.2095	21,713	23,447	30,456
Oct-2016	241.7	1.2127	21,770	23,509	30,537
Nov-2016	242.0	1.2144	21,801	23,542	30,580
Dec-2016	242.8	1.2181	21,868	23,615	30,674
Jan-2017	243.8	1.2232	21,959	23,713	30,801
Feb-2017	244.0	1.2241	21,975	23,730	30,824
Mar-2017	243.7	1.2230	21,956	23,710	30,797
Apr-2017	244.1	1.2245	21,983	23,739	30,835
May-2017	244.0	1.2241	21,975	23,730	30,824
Jun-2017	244.2	1.2252	21,995	23,752	30,852
Jul-2017	244.4	1.2262	22,013	23,772	30,878
Aug-2017	245.3	1.2308	22,095	23,860	30,993
Sep-2017	246.4	1.2364	22,196	23,969	31,134
Oct-2017	246.6	1.2373	22,211	23,986	31,156
Nov-2017	247.3	1.2410	22,278	24,058	31,250
Dec-2017	247.9	1.2439	22,330	24,113	31,322
Jan-2018	248.9	1.2488	22,418	24,209	31,446
Feb-2018	249.4	1.2512	22,462	24,256	31,507
Mar-2018	249.5	1.2519	22,474	24,269	31,523
Apr-2018	250.0	1.2542	22,515	24,313	31,581
May-2018	250.6	1.2576	22,577	24,380	31,668
Jun-2018	251.1	1.2601	22,621	24,428	31,730
Jul-2018	251.6	1.2624	22,663	24,473	31,789
Aug-2018	251.9	1.2638	22,688	24,500	31,824
Sep-2018	252.0	1.2645	22,700	24,513	31,841
Oct-2018	252.8	1.2684	22,770	24,589	31,940
Nov-2018	252.8	1.2682	22,767	24,586	31,936
Dec-2018	252.7	1.2681	22,764	24,582	31,931
Jan-2019	252.7	1.2678	22,760	24,578	31,925
Feb-2019	253.1	1.2700	22,799	24,620	31,980
Mar-2019	254.1	1.2752	22,892	24,721	32,111
Apr-2019	255.0	1.2793	22,965	24,800	32,213
May-2019	255.2	1.2803	22,983	24,819	32,238
Jun-2019	255.3	1.2810	22,997	24,834	32,257
Jul-2019	256.2	1.2853	23,074	24,917	32,365
Aug-2019	256.3	1.2860	23,086	24,930	32,383
Sep-2019	256.4	1.2863	23,092	24,936	32,390

STUDENT STATION COST FACTORS

1/8/2020

Consumer Price Index - REC National Economic Forecast of December 2019		Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Oct-2019	257.3	1.2909	23,174	25,025	32,505
Nov-2019	257.9	1.2942	23,234	25,090	32,589
Dec-2019	258.3	1.2960	23,266	25,125	32,635
Jan-2020	258.4	1.2965	23,275	25,135	32,648
Feb-2020	258.8	1.2985	23,311	25,174	32,699
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	260.1	1.3051	23,429	25,300	32,863
Jun-2020	260.5	1.3071	23,465	25,339	32,913
Jul-2020	260.7	1.3081	23,483	25,358	32,939
Aug-2020	260.9	1.3091	23,501	25,378	32,964
Sep-2020	261.1	1.3101	23,519	25,397	32,989
Oct-2020	261.1	1.3101	23,519	25,397	32,989
Nov-2020	261.3	1.3111	23,537	25,417	33,015
Dec-2020	261.6	1.3126	23,564	25,446	33,052
Jan-2021	262.1	1.3151	23,609	25,495	33,116
Feb-2021	262.5	1.3171	23,645	25,533	33,166
Mar-2021	262.9	1.3191	23,681	25,572	33,217
Apr-2021	263.4	1.3216	23,726	25,621	33,280
May-2021	263.9	1.3241	23,771	25,670	33,343
Jun-2021	264.4	1.3266	23,816	25,718	33,406
Jul-2021	265.1	1.3302	23,879	25,786	33,495
Aug-2021	265.6	1.3327	23,924	25,835	33,558
Sep-2021	266.2	1.3357	23,978	25,893	33,634
Oct-2021	266.9	1.3392	24,041	25,961	33,722
Nov-2021	267.4	1.3417	24,086	26,010	33,785
Dec-2021	267.9	1.3442	24,131	26,059	33,848
Jan-2022	268.3	1.3462	24,167	26,098	33,899
Feb-2022	268.8	1.3487	24,212	26,146	33,962
Mar-2022	269.3	1.3512	24,257	26,195	34,025
Apr-2022	269.9	1.3542	24,311	26,253	34,101
May-2022	270.5	1.3573	24,365	26,312	34,177
Jun-2022	271.1	1.3603	24,419	26,370	34,253
Jul-2022	271.6	1.3628	24,464	26,419	34,316
Aug-2022	272.2	1.3658	24,518	26,477	34,392
Sep-2022	272.7	1.3683	24,564	26,526	34,455
Oct-2022	273.3	1.3713	24,618	26,584	34,531
Nov-2022	273.9	1.3743	24,672	26,642	34,607
Dec-2022	274.5	1.3773	24,726	26,701	34,682
Jan-2023	275.1	1.3803	24,780	26,759	34,758
Feb-2023	275.7	1.3833	24,834	26,817	34,834
Mar-2023	276.2	1.3859	24,879	26,866	34,897
Apr-2023	276.8	1.3889	24,933	26,924	34,973
May-2023	277.4	1.3919	24,987	26,983	35,049
Jun-2023	278.0	1.3949	25,041	27,041	35,125
Jul-2023	278.5	1.3974	25,086	27,090	35,188
Aug-2023	279.1	1.4004	25,140	27,148	35,264
Sep-2023	279.7	1.4034	25,194	27,207	35,339
Oct-2023	280.2	1.4059	25,239	27,255	35,402
Nov-2023	280.8	1.4089	25,293	27,314	35,478
Dec-2023	281.4	1.4119	25,347	27,372	35,554
Jan-2024	281.9	1.4145	25,392	27,421	35,617
Feb-2024	282.5	1.4175	25,446	27,479	35,693
Mar-2024	283.0	1.4200	25,491	27,528	35,756
Apr-2024	283.6	1.4230	25,545	27,586	35,832

STUDENT STATION COST FACTORS

1/8/2020

	Consumer Price Index - REC National Economic Forecast of December 2019	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
May-2024	284.2	1.4260	25,599	27,644	35,908
Jun-2024	284.7	1.4285	25,644	27,693	35,971
Jul-2024	285.3	1.4315	25,698	27,751	36,047
Aug-2024	285.8	1.4340	25,744	27,800	36,110
Sep-2024	286.4	1.4370	25,798	27,858	36,186
Oct-2024	287.0	1.4400	25,852	27,917	36,262
Nov-2024	287.5	1.4425	25,897	27,965	36,325
Dec-2024	288.1	1.4456	25,951	28,024	36,401
Jan-2025	288.7	1.4486	26,005	28,082	36,476
Feb-2025	289.3	1.4516	26,059	28,140	36,552
Mar-2025	289.8	1.4541	26,104	28,189	36,615
Apr-2025	290.4	1.4571	26,158	28,247	36,691
May-2025	291.0	1.4601	26,212	28,306	36,767
Jun-2025	291.5	1.4626	26,257	28,354	36,830
Jul-2025	292.1	1.4656	26,311	28,413	36,906
Aug-2025	292.7	1.4686	26,365	28,471	36,982
Sep-2025	293.2	1.4711	26,410	28,520	37,045
Oct-2025	293.8	1.4742	26,464	28,578	37,121
Nov-2025	294.4	1.4772	26,518	28,636	37,197
Dec-2025	294.9	1.4797	26,563	28,685	37,260
Jan-2026	295.5	1.4827	26,617	28,743	37,336
Feb-2026	296.1	1.4857	26,671	28,802	37,411
Mar-2026	296.7	1.4887	26,725	28,860	37,487
Apr-2026	297.3	1.4917	26,779	28,919	37,563
May-2026	297.8	1.4942	26,824	28,967	37,626
Jun-2026	298.4	1.4972	26,878	29,026	37,702
Jul-2026	299.0	1.5003	26,933	29,084	37,778
Aug-2026	299.6	1.5033	26,987	29,142	37,854
Sep-2026	300.2	1.5063	27,041	29,201	37,929
Oct-2026	300.7	1.5088	27,086	29,249	37,993
Nov-2026	301.3	1.5118	27,140	29,308	38,068
Dec-2026	301.9	1.5148	27,194	29,366	38,144
Jan-2027	302.5	1.5178	27,248	29,424	38,220
Feb-2027	303.1	1.5208	27,302	29,483	38,296
Mar-2027	303.6	1.5233	27,347	29,531	38,359
Apr-2027	304.2	1.5263	27,401	29,590	38,435
May-2027	304.8	1.5294	27,455	29,648	38,511
Jun-2027	305.4	1.5324	27,509	29,706	38,586
Jul-2027	306.0	1.5354	27,563	29,765	38,662
Aug-2027	306.6	1.5384	27,617	29,823	38,738
Sep-2027	307.1	1.5409	27,662	29,872	38,801
Oct-2027	307.7	1.5439	27,716	29,930	38,877
Nov-2027	308.3	1.5469	27,770	29,988	38,953
Dec-2027	308.8	1.5494	27,815	30,037	39,016
Jan-2028	309.4	1.5524	27,869	30,095	39,092
Feb-2028	310.0	1.5554	27,923	30,154	39,168
Mar-2028	310.6	1.5585	27,977	30,212	39,243
Apr-2028	311.2	1.5615	28,031	30,271	39,319
May-2028	311.8	1.5645	28,085	30,329	39,395
Jun-2028	312.3	1.5670	28,131	30,378	39,458
Jul-2028	312.9	1.5700	28,185	30,436	39,534
Aug-2028	313.5	1.5730	28,239	30,494	39,610
Sep-2028	314.1	1.5760	28,293	30,553	39,686
Oct-2028	314.7	1.5790	28,347	30,611	39,761

STUDENT STATION COST FACTORS

1/8/2020

	Consumer Price Index - REC National Economic Forecast of December 2019	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Nov-2028	315.3	1.5820	28,401	30,669	39,837
Dec-2028	315.9	1.5850	28,455	30,728	39,913
Jan-2029	316.5	1.5881	28,509	30,786	39,989
Feb-2029	317.0	1.5906	28,554	30,835	40,052
Mar-2029	317.6	1.5936	28,608	30,893	40,128
Apr-2029	318.2	1.5966	28,662	30,951	40,204
May-2029	318.8	1.5996	28,716	31,010	40,279
Jun-2029	319.4	1.6026	28,770	31,068	40,355