

Executive Summary

Second Amendment to the Educational Mitigation Agreement Proposed by the City of Miramar

The City of Miramar Regional Activity Center (RAC) PCT 05-4 consists of approximately 2,205 acres and is located on the south side of Pembroke Road between Flamingo Road and SW 101st Avenue in the City of Miramar. In 2006, the City of Miramar proposed a land use text amendment to permit the development of 2,000 additional residential (consisting of 192 two-bedroom and 358 three-or-more bedroom townhouse and 290 one-bedroom, 942 two-bedroom, and 218 three-or-more bedroom garden apartment) units on the site. The District's review of the proposal indicated that the development would generate an additional 441 students (218 elementary, 116 middle, and 107 high school), and the pertinent elementary and high schools affected by the project were critically overcrowded. District staff applied credit for 178 elementary school students based on the funded capital improvements scheduled for the elementary school. As a result, the City of Miramar agreed to mitigate the impact of 263 students (40 elementary, 116 middle, and 107 high school) by paying the applicable Florida Student Station Cost Factors translated into a per dwelling unit cost.

In 2015, the City of Miramar allocated an additional 1,250 multi-family residential (consisting of 142 one-bedroom and 178 two-or-more bedroom mid-rise and 290 one-bedroom, 496 two-bedroom, and 144 three-or-more bedroom garden apartment) units within the RAC via LUPA PCT 15-4. In 2018, the City of Miramar agreed to mitigate the impact of 199 additional students (105 elementary, 48 middle, and 46 high school) by paying the applicable Florida Student Station Cost Factors translated into a per dwelling unit cost.

To enable legal enforcement of the mitigation commitment, the City of Miramar entered into an Educational Mitigation Agreement for LUPA PCT 05-4 and the First Amendment for PCT 15-4 with The School Board of Broward County, Florida (SBBC) and the Broward County Board of County Commissioners in 2006 and 2018 respectively.

In 2019, the City of Miramar allocated an additional 2,350 multi-family residential (consisting of 682 one-bedroom and 1,301 two-or-more bedroom mid-rise and 112 one-bedroom, 187 two-bedroom, and 68 three-or-more bedroom garden apartment) units within the RAC via LUPA PCT 19-7. These additional units were anticipated to generate a maximum 164 additional students (80 elementary, 38 middle, and 46 high school) into Broward County Public Schools. The impact of the 164 additional students will be addressed consistent with the procedures outlined in the proposed Second Amendment to the Educational Mitigation Agreements in connection with Broward County Land Use Text Amendment PCT 05-4 and PCT 15-4 as Amended by PCT 19-7 (Exhibit 2).