

Return to: (enclose self-addressed stamped envelope)

Name: Maria Neufeld, Esq.

Address: 200 E. Broward Blvd., Suite 1800
Fort Lauderdale, FL 33301

This Instrument Prepared by:

Maria Neufeld, Esq.
Greenspoon Marder LLP
200 E. Broward Blvd, Suite 1800
Fort Lauderdale, Florida 33301

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NOTICE: PURCHASERS, GRANTEEES, 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.

**AMENDMENT TO
EDUCATIONAL MITIGATION AGREEMENTS
IN CONNECTION WITH BROWARD COUNTY
LAND USE TEXT AMENDMENT PCT 04-2, PCT 06-1, PCT 13-2, and PCT 16-2, AS
AMENDED BY PC 17-4/PCT 17-2**

THIS AMENDMENT TO EDUCATIONAL MITIGATION AGREEMENTS ("2018 Amendment") made this _____ of _____, 2018, and entered into by and between:

THE CITY OF PEMBROKE PINES, a municipal corporation, its successors and assigns, with an address of 10100 Pines Boulevard, Pembroke Pines, FL 33026, ("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, through Sun Trust Bank, as Trustee of Pembroke Pines Land Trust, Florida Land Trust Agreement No. 56-02-137-6900246, as the fee simple owner of the entire 146.47 acres of the development known as Pembroke Pines City Center, as more particularly described on Exhibit "A" ("City Center Property"), filed an initial land use plan text amendment application for the City Center Property ("PCT 04-2") to create the Pembroke Pines City Center Local Activity Center ("LAC") for 325 townhomes and 425 high-rise units. In connection with

PCT 04-2, the City entered into an Educational Mitigation Agreement between the City, the School Board, and County recorded in Book 42695, Pages 32-60 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 ("2004 School Agreement"); and

WHEREAS, the second land use plan text amendment application filed by the City for the City Center Property ("PCT 06-1") added 250 additional high-rise units. In connection with PCT 06-1, the City entered into an Educational Mitigation Agreement between the City, the School Board, and County recorded in Book 44153, Pages 647-675 of the Official Records of Broward County, Florida which required payment of the higher of student station cost factors fees or school impact fees ("2006 School Agreement"); and

WHEREAS, since approval of the 2004 School Agreement and 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, the third land use plan text amendment application filed by the City for the City Center Property ("PCT 13-2") amended the LAC to allow a total of 1,365 dwelling units consisting of 275 townhomes, 415 multi-family, and 675 high-rise dwelling units (of which 250 high rise units would be affordable housing units). In connection with PCT 13-2, the City entered into the First Amendment to Educational Mitigation Agreement between the City, the School Board, and County recorded in Book 50522, Pages 1173-1194 of the Official Records of Broward County, Florida which required that the 365 dwelling units added by PCT 13-2 pay the higher of student station cost factors fees or school impact fees per dwelling unit ("2013 School Agreement"); and

WHEREAS, a fourth land use plan text amendment filed by the City for the City Center Property ("PCT 16-2") and approved by the Broward County Board of County Commissioners further added 476 residential dwelling units to the LAC consisting of 450 multi-family market rate units (reviewed as garden apartment) and 26 high rise affordable housing units ("16-2 Units") resulting in a total of 1,841 dwelling units consisting of 701 high-rise dwelling units (276 of which shall be affordable housing units), 275 townhomes, and 865 multi-family units (415 reviewed as mid-rise and 450 reviewed as garden apartment); and

WHEREAS, in connection with PCT 16-2, the City entered into an Amendment to Educational Mitigation Agreement between the City, the School Board, and County recorded in Instrument 114601069 of the Official Records of Broward County, Florida which required that the 776 unassigned dwelling units which include the additional 476 dwelling units allowed by PCT 16-2, are subject to the higher of student station cost factors fees or school impact fees per dwelling unit ("2017 School Agreement"); and

WHEREAS, of the 1,841 dwelling units allowed by PCT 04-2, PCT 06-1, PCT 13-2, and PCT 16-2, 1,452 were assigned to proposed development leaving 389 high-rise unassigned previously approved units ("Previously Approved Units"), that are subject to the higher of student station cost factors fees or school impact fees per dwelling unit pursuant to the 2017 School Agreement; and

WHEREAS, following the 2017 School Agreement, the Broward County Board of County Commissioners approved Broward County Land Use Plan Amendment (LUPA) PC 17-4 ("PC 17-4") and Broward County Land Use Text Amendment PCT 17-2 ("PC 17-4/PCT 17-2"), designating a Regional Activity Center ("RAC") in the City. PC 17-4 and PCT 17-2 added 374 high-rise units into the RAC ("PC 17-4/PCT 17-2 New Units"). In order to add the PC 17-4/PCT 17-2 New Units and additional land area into the LAC, the LAC was re-designated to RAC; and

WHEREAS, City has agreed to mitigate the impact of students anticipated from the development of the PC 17-4/PCT 17-2 New Units in the RAC pursuant to this 2018 Amendment as well as to continue to mitigate the impacts of the Previously Approved Units pursuant to 2004 School Agreement, 2006 School Agreement, 2013 School Agreement, and 2017 School Agreement; and

WHEREAS, for purposes of this 2018 School Agreement, the remaining undeveloped units shall include the Previously Approved Units (389 high-rise units), and the PC 17-4/PCT 17-2 New Units (374 high-rise units), for a total of 763 high-rise units (collectively, "Remaining Units"); and

WHEREAS, the School District's Facility Planning and Real Estate Department issued a School Consistency Review Report (SBBC-1014-2011) in connection with LUPA PC 17-4/PCT 17-2 dated December 8, 2016, a copy is attached hereto as Exhibit "B".

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 2004 School Agreement, 2006 School Agreement, 2013 School Agreement, and 2017 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 2004 School Agreement, 2006 School Agreement, 2013 School Agreement, and 2017 School Agreement.
4. The City, County and School Board acknowledge and approve the PC 17-4/PCT 17-2 New Units within the RAC as specified in the County approved Land Use Plan Amendment PC 17-4/PCT 17-2. Any application for Remaining Units shall be subject to the imposition of educational mitigation in the manner set forth in 2004 School Agreement, 2006 School Agreement, 2013 School Agreement, the 2017 School Agreement and this 2018 Amendment.

The City shall require that all Remaining Units (a) be assessed the higher of student station cost factor fees, or school impact fees, consistent with the terms of this 2018 Amendment, on a site specific project basis the actual amount due shall be determined at time of payment; (b) monitor and make certain that development within the RAC will be built as specified herein for residential type and mix, and (c) as otherwise may be required to comply with this 2018 Amendment.

5. Based on the currently effective Student Generation Rates contained in the Broward County Land Development Code (BCLDC) Table attached hereto as Exhibit "C", the Remaining Units are anticipated to generate a total of 16 students consisting of 8 elementary school students, 3 middle school students and 5 high school students into Broward County Public Schools.

6. The City 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 PC 17-4/PCT 17-2. 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 is issued.

7. Prior to the issuance of a building permit for construction of a Remaining Unit, the City shall verify that the owner, applicant and/or developer has paid the applicable student mitigation 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 City to comply with the conditions of Amendment PC 17-4/PCT 17-2 or this 2018 Amendment by any remedy provided by law or equity.

8. The student station cost factors fees per dwelling unit for each of the Remaining Units within the RAC 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 2018 and attached hereto as Exhibit "D", the per dwelling unit cost for the Remaining Units would be \$544.00 for August 2018, which amount 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 and the actual amount due shall be determined at the time of payment.

9. 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) and/or bedroom mix, the City or the then current owner 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, bedroom mix or increase in residential units beyond the Remaining Units contemplated herein and shall notify the City 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 City (or the then current owner) shall the n 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 and/or mix of bedrooms 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.

10. 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.

11. 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:

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 City agrees to record this 2018 Amendment in the Broward County Public Records, at its expense.

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.]

[See Following Page for Signatures]

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 *Maite Azcoitia*
Assistant County Attorney

Maite Azcoitia


20 day of December 2018

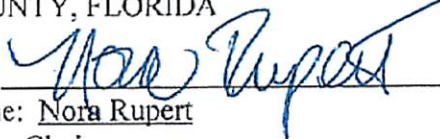
SCHOOL BOARD

(Corporate Seal)

THE SCHOOL BOARD OF BROWARD
COUNTY, FLORIDA

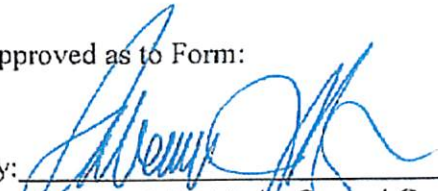
ATTEST:


Name: Robert W. Kuncie
Title: Superintendent

By: 
Name: Nora Rupert
Title: Chair


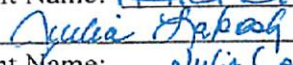
7th day of November, 2018

Approved as to Form:

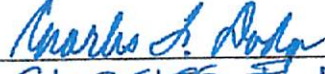
By: 
Barbara J. Myrick, its General Counsel
3 day of October, 2018

CITY

WITNESSES:

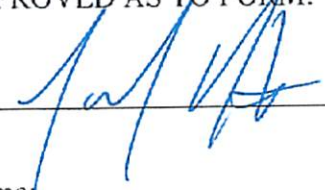

Print Name: Michele Dawson

Print Name: Julie C. Kosky

CITY OF PEMBROKE PINES

By: 
Name: Charles F. Dodge
Title: City Manager

4 day of Oct., 2018

APPROVED AS TO FORM:

By: 
Name: _____
Title: City Attorney

4th day of October 2018

STATE OF FLORIDA)
)SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 4 day of October 2018.
by Charles F. Dodge as City Manager of THE CITY OF PEMBROKE PINES.

He or she is:

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

Seal



NOTARY PUBLIC



Print Name Karen Richards
My commission expires: 3-29-20

EXHIBIT "A"

CITY CENTER PROPERTY

**LEGAL DESCRIPTION
PARCEL 1:**

Portions of Tracts 35-43 and 54-60, Section 18, Township 51 South, Range 41 East of "The Everglades Sugar & Land Co. Subdivision", according to the plat thereof as recorded in Plat Book 2, Page 39, of the Public Records of Miami - Dade County, Florida, said portions described as follows:

Begin at the Northeast corner of Parcel "A" "PINES LAKE COMMERCIAL CENTER", according to the plat thereof as recorded in Plat Book 161, Page 31, of the Public Records of Broward County, Florida (P.O. B. #1); thence along a line parallel with and 100.00 feet South of the North line of the South half (S 1/2) of said Section 18, also being the South right of way line of Pines Boulevard as described in Deed Book 173, Page 441 and Deed Book 634, Page 183 of said Public Records of Broward County, Florida, North 87° 49' 48" East 2552.54 feet to the Westerly line of a 120 foot Florida Power & Light Company Easement as described in Official Records Book 2222, Page 704, of said Public Records of Broward County, Florida; thence along said Westerly line, South 32° 14' 16" West 1751.20 feet to the Northeast corner of Parcel "A", Pines Central Park, according to the plat thereof as recorded in Plat Book 168, Page 21 of said Public Records of Broward County, Florida; thence along the North line of said Parcel "A" North 86° 15' 29" West 764.98 feet to the Northerly most Northwest corner of said Parcel "A", thence along the Northerly prolongation of a Westerly line of said Parcel "A", North 17° 18' 09" East 128.08 feet; thence South 87° 49' 48" West 973.00 feet; thence North 01° 46' 39" West 177.23; thence North 87° 49' 48" East 127.02 feet to the Southerly prolongation of the East line of said Parcel "A" of "PINES LAKE COMMERCIAL CENTER"; thence along said Southerly prolongation and said East line, North 02° 10' 12" West 1068.04 feet to the Point of Beginning.

Together with:

Portions of Tracts 33-36 and 58-64, Section 18, Township 51 South, Range 41 East of "The Everglades Sugar & Land Co. Subdivision", according to the plat thereof as recorded in Plat Book 2, Page 39, of the Public Records of Miami - Dade County, Florida, said portions described as follows:

Begin at the Southwest corner of Parcel "A" "PEMBROKE PINES CITY HALL PLAT", according to the plat thereof as recorded in Plat Book 136, Page 23, of the Public Records of Broward County, Florida (P.O.B. #2); thence along the South line of said Tract "A" North 87° 52' 43" East 976.49 feet to the Southeast corner of said Tract "A"; thence along a line parallel with and 100.00 feet West of the East line of the Southeast Quarter (SE 1/4) of said Section 18, South 02° 07' 17" East 1421.17 feet so a line parallel with and 50.00 feet North of the South line of said Southeast Quarter (SE 1/4), also being the North right of way line of Washington Street as described in Deed Book 634, Page 183, of said Public Records of Broward County, Florida; thence along said parallel line, South 87° 49' 35" West 1985.51 feet to the Easterly line of a 160 foot Florida Power & Light Company Easement as described in Official Records Book 222, Page 552, of said Public Records of Broward County, Florida; thence along said Easterly line, North 32° 14' 01" East 1723.66 feet to the Westerly prolongation of said South line of Tract "A";

thence along said Westerly prolongation, North 87° 52' 43" East 36.34 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida.

PARCEL 2: (FP&L Easement Property)

That portion of land described in Official Records Book 2222, Page 704, Official Records Book 2222, Page 552 and Official Records Book 1192, Page 114. all of the Public Records of Broward County, Florida, lying South of South right of way line of Pines Boulevard as described in Deed Book 173, Page 441 and Deed Book 634, Page 183, of said Public Records and lying North of the North right of way line of Washington Street as described in Deed Book 634, Page 183, of said Public Records, said portion of land more particularly described as follows:

Begin at the Northwest corner of Tract "A", PEMBROKE PINES CITY HALL PLAT, according to the plat thereof as recorded in Plat Book 136, Page 23, of said Public Records; thence along the Westerly line of said Tract "A", and the Southwesterly extension thereof South 32 degrees 14 minutes 01 seconds West 3018.92 feet to said North right of way line of Washington Street, said North right of way line being 50.00 feet North of the South line of the Southeast quarter (SE 1/4) of Section 16, Township 51 South, Range 41 East; thence along said North right of way line, South 87 degrees 49 minutes 35 seconds West 376.19 feet to the Southeast corner of Tract A, F.P. & L Hollybrook Substation, according to the plat thereof as recorded in Plat Book 120, Page 42, of said Public Records; thence along the Easterly line of said Tract "A", along the Easterly line of Parcel "A", Pines Central Park, according to the plat thereof as recorded in Plat Book 168, Page 21, of said Public Records and along the Northwesterly extension thereof, North 32 degrees 14 minutes 10 seconds East 3019.00 feet to said South right of way line of Pines Boulevard, said South right of way line being 100.00 feet South of the North line of the South half (S 1/2) of said Section 18; thence along said South right of way line, North 87 degrees 49 minutes 48 seconds East 375.91 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida.

EXHIBIT "B"

SCHOOL CAPACITY AVAILABILITY DETERMINATION

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

**LAND USE
SBBC-1014-2011
County No: PCT 17-2/PCT 17-4
Pembroke Pines City Center**

December 8, 2016

**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: December 8, 2016		Units Permitted	1,841	Units Proposed	2,216	Existing Land Use:	LAC/Employment
Name: Pembroke Pines City Center		NET CHANGE (UNITS):				Proposed Land Use:	HAC
SBBC Project Number: SBBC-1014-2011		Students Permitted		Proposed	NET CHANGE	Current Zoning	MXD/A-1
County Project Number: PCT 13-2/PCT 17-4		Elem	236	308	72	Proposed Zoning:	MXO
Municipality Project Number:		Mid	128	170	42	Section:	18
Owner/Developer: Terra Group		High	151	197	46	Township:	51
Jurisdiction: Pembroke Pines		Total	516	575	160	Range:	41

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
Pines Lakes Elementary	927	927	586	-362	-20	60.8%
Pines Middle	1,769	1,769	964	-805	-36	54.5%
Flanagan, Charles W. High	3,034	3,034	2,762	-272	-10	91.0%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Pines Lakes Elementary	586	-362	60.8%	644	628	611	609	617
Pines Middle	964	-805	54.5%	922	900	873	866	845
Flanagan, Charles W. High	2,762	-272	91.0%	2,688	2,616	2,543	2,470	2,397

Statistics presented are based on the student projection rates contained in the currently adopted Broward County Land Development Code. A fixed (total school enrollment) methodology is used to project student-by-school district 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/landuse/Pages/Andr>. The annual benchmark enrollments used to apply individual charter school enrollment impacts against school facility use are consistent.

*The first instance of having a date line
*INFORMATION CONTAINED HEREIN IS CONFIDENTIAL AND FOR INTERNAL 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	21/22	22/23	23/24	24/25	25/26
Area F - Elementary	19,223	15,169	-4,024	18,028	18,123	18,218	18,312	18,407
Area F - Middle	11,122	7,329	-3,793	10,643	10,620	10,598	10,576	10,553
Area F - High	14,319	12,680	-1,620	13,601	13,580	13,519	13,477	13,426

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark* Enrollment	Over(Under)	Projected Enrollment		
				17/18	18/19	19/20
Atlantic Montessori Charter	144	123	-21	123	123	123
Atlantic Montessori Charter West	500	108	-392	108	108	108
Kidz Choice Charter	750	154	-596	154	154	154
Pumbroku Pines E_west Central	2,470	1,876	-594	1,876	1,876	1,876
Renaissance Charter @ Pines	1,145	799	-346	799	799	799
Renaissance Charter Ma @ Pines	1,145	182	-963	182	182	182
Somerset Academy Charter High Miramar	1,000	311	-689	311	311	311
Somerset Academy Hollywood Middle	193	11	-182	11	11	11

Student generation is 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 and 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/dsdp/evaluation/faq.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The last meeting of the Joint Data Information Committee was held on 1/11/17. 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
Pinas Lakes Elementary	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Pinas Middle	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Flanagan, Charles W High	The removal of portable buildings to allow permanent classroom addition

**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 last 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 164.8-acre site is generally located on the west side of Palm Avenue between Pines Boulevard and Washington Street in the City of Pembroke Pines. The current land use designation for the site is Local Activity Center (LAC) which allows 275 townhouse (all three or more bedrooms), 855 garden apartments (all three or more bedrooms), and 701 mid-rise (two or more bedroom) residential units. The applicant proposes to change the land use designation to Regional Activity Center (RAC) to allow 275 townhouse (all three or more bedrooms), 1,239 garden apartment (all three or more bedroom), and 701 mid-rise residential units. Therefore, the proposed additional units will generate 160 additional students (72 elementary, 42 middle, and 46 high) into Broward County Public Schools. The initial application (PC 04-2) for the LAC site was for 325 townhouse (all three or more bedrooms) and 425 high-rise units and is subject to a tri-party agreement which requires payment of student station cost factors per dwelling unit. Thereafter, the City added 260 additional high-rise residential units to the site via application PCT 06-1, which is also subject to another tri-party agreement and requires payment of student station cost factors per dwelling unit. Subsequently, in 2013 and 2016, the City added 395 and 476 additional multifamily residential units to the site via applications PCT 13-2 and PCT 16-2.

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 2016-17 school year are Pine Lakes Elementary, Pines Middle, and Charles Flanagan High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of 100% of their gross capacities in the 2016-17 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2016-17 - 2018-19), all the schools are expected to operate below the adopted LOS of 100% of their gross capacities through the 2018-19 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 2016-17 - 2020-21. 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 site in the 2016-17 school year are depicted above.

Capital improvements scheduled in the long range section (2021-22 to 2025-26) of the currently Adopted DEFP Fiscal Years 2016-17 - 2020-21 regarding permanent 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 twelfth day student enrollments, permanent capacities and ten-year 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 applications PC 04-2, PCT 06-1, PCT 13-2 are addressed in the Educational Mitigation Agreements/First Amended Agreement between Broward County, the City of Pembroke Pines, and the School Board of Broward County, Florida. Since the application for LUPA PCT 16-2 and PCT 17-2/17-4 adds more residential units to the 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 17-2/17-4 should be conditioned upon amendment of the Agreements to address students anticipated from additional units proposed in both PCT 16-2 and PCT 17-2/17-4.

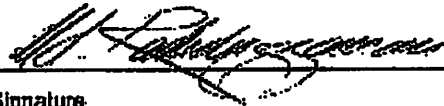
Also, be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

*The first Monday following Latest 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-1014-2011

DECEMBER 8, 2016
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP
Name

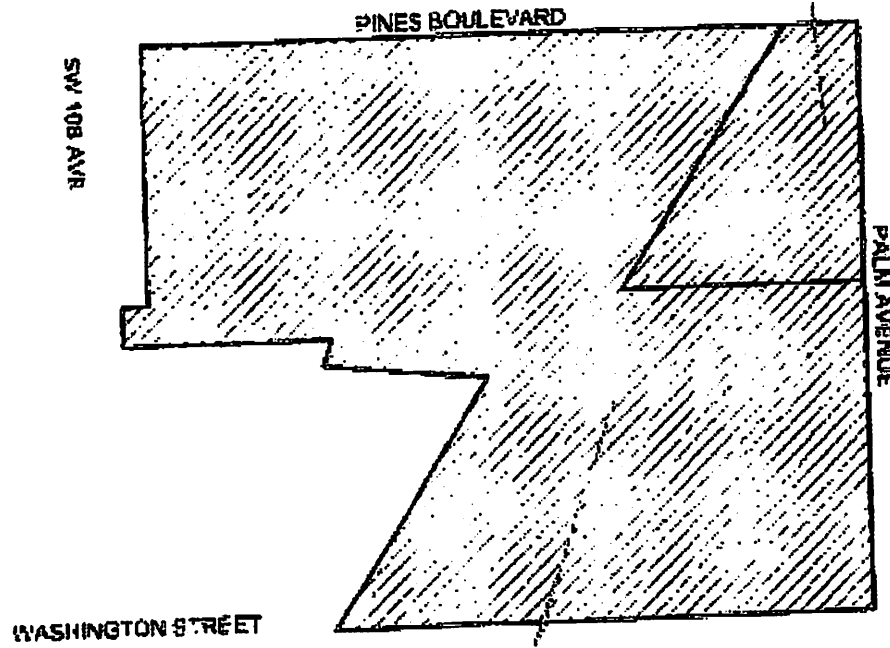
Planner
Title

Amendment PC 17-4

 Site

18.2 Acres of Employment Center-High
to Regional Activity Center

**PEMBROKE
PINES**




146.37 Acres of Local Activity Center
to Regional Activity Center



NOT TO SCALE

EXHIBIT "C"

BROWARD COUNTY STUDENT GENERATION RATES TABLE



**FACILITY PLANNING AND REAL ESTATE DEPARTMENT
GROWTH MANAGEMENT SECTION**

Generation Rate Detailed Information

	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 2016**

STUDENT STATION COST FACTORS

7/17/2016

	Consumer Price Index - REC National Economic Forecast of July 2018	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	17,552	19,388	25,161
Feb-2006	199.4	1.0005	17,561	19,396	25,164
Mar-2006	199.7	1.0020	17,588	19,425	25,232
Apr-2006	200.7	1.0070	18,078	19,622	25,358
May-2006	201.3	1.0100	18,132	19,661	25,434
Jun-2006	201.8	1.0125	18,177	19,699	25,497
Jul-2006	202.9	1.0161	18,276	19,766	25,598
Aug-2006	203.8	1.0225	18,357	19,824	25,750
Sep-2006	202.8	1.0178	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	19,758	25,661
Jan-2007	203.4	1.0208	18,325	19,788	25,704
Feb-2007	204.2	1.0247	18,386	19,865	25,809
Mar-2007	205.3	1.0300	18,491	19,958	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	1.0389	18,667	20,168	26,163
Jul-2007	207.8	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	20,265	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	1.0648	19,112	20,638	26,808
Feb-2008	212.7	1.0672	19,158	20,688	26,872
Mar-2008	213.4	1.0710	19,228	20,762	26,889
Apr-2008	213.9	1.0735	19,271	20,810	27,031
May-2008	215.2	1.0788	19,385	20,939	27,181
Jun-2008	217.5	1.0911	19,588	21,163	27,478
Jul-2008	219.0	1.0989	19,729	21,304	27,672
Aug-2008	219.7	1.0973	19,699	21,272	27,631
Sep-2008	218.9	1.0982	19,715	21,280	27,654
Oct-2008	217.0	1.0938	19,546	21,107	27,417
Nov-2008	213.2	1.0695	19,200	20,739	26,991
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	20,680	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	20,958	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	217.6	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	21,138	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

7/17/2018

	Consumer Price Index - REC National Economic Forecast of July 2018	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	218.0	1.0990	19,730	21,306	27,574
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	1.1194	19,988	21,584	28,036
Mar-2011	223.0	1.1191	20,091	21,696	28,181
Apr-2011	224.1	1.1244	20,165	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	1.1399	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	20,587	22,210	28,849
Mar-2012	228.8	1.1481	20,610	22,268	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	1.1456	20,584	22,229	28,873
Jul-2012	228.6	1.1470	20,690	22,235	28,882
Aug-2012	228.9	1.1538	20,710	22,364	29,049
Sep-2012	231.0	1.1591	20,809	22,471	29,189
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	20,869	22,529	29,264
Feb-2013	233.0	1.1690	20,966	22,663	29,437
Mar-2013	232.3	1.1658	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	29,637
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	1.1899	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	1.1918	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	1.1767	21,180	22,850	29,681
Feb-2015	235.5	1.1816	21,212	22,908	29,763

STUDENT STATION COST FACTORS

7/17/2018

	Consumer Price Index - REC National Economic Forecast of July 2018	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	29,617
Apr-2015	238.2	1.1892	21,278	22,975	29,843
May-2015	236.9	1.1856	21,359	23,042	29,931
Jun-2015	237.4	1.1913	21,388	23,094	29,997
Jul-2015	237.9	1.1936	21,427	23,139	30,055
Aug-2015	237.8	1.1932	21,421	23,132	30,047
Sep-2015	237.5	1.1915	21,390	23,099	30,033
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	1.2083	21,709	23,443	30,450
Oct-2016	241.7	1.2127	21,771	23,510	30,537
Nov-2016	242.2	1.2152	21,816	23,559	30,601
Dec-2016	242.8	1.2184	21,872	23,619	30,680
Jan-2017	244.0	1.2244	21,951	23,737	30,832
Feb-2017	244.1	1.2248	21,958	23,744	30,842
Mar-2017	243.7	1.2229	21,953	23,736	30,793
Apr-2017	244.1	1.2247	21,966	23,742	30,840
May-2017	243.9	1.2238	21,970	23,725	30,817
Jun-2017	244.0	1.2244	21,981	23,737	30,833
Jul-2017	244.2	1.2255	22,000	23,757	30,859
Aug-2017	245.3	1.2306	22,092	23,857	30,988
Sep-2017	245.4	1.2363	22,194	23,967	31,131
Oct-2017	245.6	1.2372	22,211	23,985	31,155
Nov-2017	247.4	1.2414	22,288	24,066	31,260
Dec-2017	247.9	1.2439	22,331	24,114	31,323
Jan-2018	249.2	1.2506	22,451	24,244	31,491
Feb-2018	249.6	1.2525	22,484	24,281	31,539
Mar-2018	249.5	1.2517	22,470	24,265	31,519
Apr-2018	250.0	1.2545	22,520	24,319	31,588
May-2018	250.5	1.2571	22,567	24,370	31,654
Jun-2018	250.9	1.2587	22,598	24,401	31,685
Jul-2018	251.8	1.2634	22,681	24,493	31,814
Aug-2018	252.3	1.2659	22,728	24,541	31,877
Sep-2018	252.8	1.2684	22,771	24,590	31,941
Oct-2018	253.2	1.2704	22,807	24,629	31,991
Nov-2018	253.6	1.2725	22,849	24,668	32,042
Dec-2018	253.9	1.2740	22,870	24,697	32,080
Jan-2019	254.0	1.2745	22,879	24,707	32,092
Feb-2019	254.3	1.2760	22,906	24,736	32,130
Mar-2019	254.8	1.2785	22,951	24,785	32,193
Apr-2019	255.5	1.2820	23,014	24,853	32,282
May-2019	256.0	1.2845	23,059	24,901	32,345
Jun-2019	256.5	1.2870	23,104	24,950	32,408
Jul-2019	256.8	1.2885	23,131	24,979	32,446
Aug-2019	257.3	1.2910	23,176	25,028	32,509
Sep-2019	257.9	1.2940	23,230	25,088	32,585

STUDENT STATION COST FACTORS

7/17/2018

	Consumer Price Index - REC National Economic Forecast of July 2018	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
Oct-2019	268.6	1.2975	23,293	25,154	32,673
Nov-2019	269.1	1.3001	23,339	25,203	32,737
Dec-2019	269.7	1.3031	23,393	25,261	32,812
Jan-2020	269.2	1.3056	23,438	25,310	32,876
Feb-2020	269.6	1.3076	23,474	25,349	32,926
Mar-2020	261.1	1.3101	23,519	25,397	32,989
Apr-2020	261.4	1.3118	23,548	25,426	33,027
May-2020	261.8	1.3136	23,582	25,465	33,078
Jun-2020	262.3	1.3161	23,627	25,514	33,141
Jul-2020	262.8	1.3185	23,672	25,563	33,204
Aug-2020	263.3	1.3211	23,717	25,611	33,267
Sep-2020	263.8	1.3236	23,762	25,660	33,330
Oct-2020	264.3	1.3261	23,807	25,709	33,394
Nov-2020	264.7	1.3281	23,843	25,747	33,444
Dec-2020	265.2	1.3307	23,888	25,786	33,507
Jan-2021	265.7	1.3332	23,933	25,845	33,570
Feb-2021	266.2	1.3357	23,978	25,893	33,634
Mar-2021	266.6	1.3377	24,014	25,932	33,684
Apr-2021	267.1	1.3402	24,059	25,981	33,747
May-2021	267.5	1.3427	24,104	26,030	33,811
Jun-2021	268.1	1.3452	24,149	26,078	33,874
Jul-2021	268.6	1.3477	24,194	26,127	33,937
Aug-2021	269.1	1.3502	24,239	26,175	34,000
Sep-2021	269.7	1.3532	24,283	26,234	34,076
Oct-2021	270.2	1.3557	24,338	26,292	34,139
Nov-2021	270.7	1.3583	24,389	26,331	34,202
Dec-2021	271.2	1.3608	24,428	26,380	34,265
Jan-2022	271.7	1.3633	24,473	26,428	34,329
Feb-2022	272.3	1.3663	24,527	26,487	34,404
Mar-2022	272.8	1.3688	24,573	26,535	34,466
Apr-2022	273.2	1.3708	24,609	26,574	34,518
May-2022	273.8	1.3738	24,653	26,633	34,594
Jun-2022	274.3	1.3769	24,708	26,681	34,657
Jul-2022	274.9	1.3793	24,762	26,740	34,733
Aug-2022	275.5	1.3823	24,816	26,799	34,809
Sep-2022	276.1	1.3853	24,870	26,856	34,884
Oct-2022	276.6	1.3879	24,915	26,905	34,948
Nov-2022	277.1	1.3904	24,960	26,954	35,011
Dec-2022	277.7	1.3934	25,014	27,012	35,087
Jan-2023	278.3	1.3964	25,068	27,070	35,162
Feb-2023	278.8	1.3989	25,113	27,119	35,226
Mar-2023	279.4	1.4019	25,167	27,177	35,301
Apr-2023	279.9	1.4044	25,212	27,226	35,365
May-2023	280.5	1.4074	25,266	27,284	35,440
Jun-2023	281.1	1.4104	25,320	27,343	35,516
Jul-2023	281.6	1.4129	25,365	27,391	35,579
Aug-2023	282.2	1.4180	25,419	27,450	35,655
Sep-2023	282.8	1.4190	25,473	27,503	35,731
Oct-2023	283.4	1.4220	25,527	27,556	35,807
Nov-2023	283.9	1.4245	25,572	27,615	35,870
Dec-2023	284.5	1.4275	25,626	27,673	35,946
Jan-2024	285.1	1.4305	25,680	27,732	36,022
Feb-2024	285.7	1.4335	25,735	27,790	36,097
Mar-2024	286.3	1.4365	25,789	27,849	36,173
Apr-2024	286.9	1.4395	25,843	27,907	36,249

STUDENT STATION COST FACTORS

7/17/2018

	Consumer Price Index - REC National Economic Forecast of July 2018	Student Station Cost Factors	Cost of Elementary School Student Station (\$)	Cost of Middle School Student Station (\$)	Cost of High School Student Station (\$)
May-2024	287.5	1.4425	25,897	27,965	38,325
Jun-2024	288.1	1.4456	25,951	28,024	38,401
Jul-2024	288.6	1.4481	25,998	28,072	38,484
Aug-2024	289.2	1.4511	26,050	28,131	38,540
Sep-2024	289.8	1.4541	26,104	28,189	38,615
Oct-2024	290.4	1.4571	26,158	28,247	38,691
Nov-2024	291.0	1.4601	26,212	28,305	38,767
Dec-2024	291.6	1.4631	26,266	28,364	38,843
Jan-2025	292.2	1.4661	26,320	28,422	38,919
Feb-2025	292.8	1.4691	26,374	28,481	38,994
Mar-2025	293.4	1.4722	26,428	28,539	39,070
Apr-2025	294.0	1.4752	26,482	28,598	39,146
May-2025	294.5	1.4777	26,527	28,646	39,209
Jun-2025	295.1	1.4807	26,581	28,705	39,285
Jul-2025	295.7	1.4837	26,635	28,763	39,361
Aug-2025	296.3	1.4867	26,689	28,821	39,437
Sep-2025	296.9	1.4897	26,743	28,880	39,512
Oct-2025	297.4	1.4922	26,788	28,928	39,578
Nov-2025	298.0	1.4952	26,842	28,987	39,651
Dec-2025	298.6	1.4982	26,896	29,045	39,727
Jan-2026	299.2	1.5013	26,951	29,103	39,803
Feb-2026	299.8	1.5043	27,005	29,162	39,879
Mar-2026	300.3	1.5068	27,050	29,210	39,942
Apr-2026	300.9	1.5098	27,104	29,269	40,018
May-2026	301.5	1.5128	27,159	29,327	40,094
Jun-2026	302.1	1.5158	27,212	29,385	40,169
Jul-2026	302.6	1.5183	27,257	29,434	40,233
Aug-2026	303.2	1.5213	27,311	29,492	40,308
Sep-2026	303.8	1.5243	27,365	29,551	40,384
Oct-2026	304.3	1.5268	27,410	29,609	40,447
Nov-2026	304.9	1.5298	27,464	29,658	40,523
Dec-2026	305.5	1.5329	27,518	29,716	40,599
Jan-2027	306.0	1.5354	27,563	29,765	40,662
Feb-2027	306.6	1.5384	27,617	29,823	40,738
Mar-2027	307.2	1.5414	27,671	29,881	40,814
Apr-2027	307.8	1.5444	27,725	29,940	40,890
May-2027	308.3	1.5469	27,770	29,988	40,953
Jun-2027	308.9	1.5489	27,824	30,047	41,029
Jul-2027	309.5	1.5529	27,878	30,105	41,104
Aug-2027	310.1	1.5559	27,932	30,164	41,180
Sep-2027	310.6	1.5585	27,977	30,212	41,243
Oct-2027	311.2	1.5615	28,031	30,271	41,319
Nov-2027	311.8	1.5645	28,085	30,329	41,395
Dec-2027	312.4	1.5675	28,140	30,387	41,471
Jan-2028	312.9	1.5700	28,185	30,436	41,534
Feb-2028	313.5	1.5730	28,239	30,494	41,610
Mar-2028	314.1	1.5760	28,293	30,553	41,686
Apr-2028	314.7	1.5790	28,347	30,611	41,761
May-2028	315.3	1.5820	28,401	30,669	41,837
Jun-2028	315.9	1.5850	28,455	30,728	41,913