

**The Oversight Committee for The Implementation of The
Third Amended and Restated Interlocal Agreement for Public School Facility Planning, Broward County, Florida**

**Agenda
Oversight Committee Public Meeting
January 8, 2025
12:00 noon**

**Government Center West, 1st Floor Board Room
1 North University Drive, Plantation FL 33324**

1. Call to Order
2. Roll Call
3. *Election of Officers
4. *Approval of Minutes – July 10, 2024, Meeting (**Back-Up Item**)
5. Additions to the January 8, 2025, Meeting Agenda
6. *Approval of the Final Agenda for the January 8, 2025, Meeting
7. *Excused Absences for January 8, 2025, Meeting
8. **NEW BUSINESS**
 - 8.1 Draft of 2024 Annual Status Report on Implementation of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (**Back-Up Item**)
 - 8.2 Presentation – The Interlocal Agreement, The Oversight Committee, Development Review, and Public-School Concurrency 101 (**Back-Up Item**)
 - 8.3 *A Member’s Absence from Two Consecutive Meetings
9. **OLD BUSINESS**
 - 9.1 Status – Educational Mitigation Agreement
 - 9.2 Status – Student Generation Rate and School Impact Fee Study Update
 - 9.3 Status – Non-Residential Site Plan Review
10. **PUBLIC INPUT**
11. **INFORMATIONAL ITEMS**
 - 11.1 September 12, 2024, SWG Final Minutes (**Back-Up Item**)
 - 11.2 Next Scheduled Meeting –April 9, 2025
12. **ADJOURN**

* Denotes Items Requiring Oversight Committee Formal Action

**THE OVERSIGHT COMMITTEE FOR THE IMPLEMENTATION OF THE
THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR PUBLIC
SCHOOL FACILITY PLANNING, BROWARD COUNTY, FLORIDA**

**Minutes
Oversight Committee Public
Meeting July 10, 2024
12:00 noon**

**Government Center West, 1st Floor Board Room
1 North University Drive, Plantation, Florida 33324**

1. Call to Order

Chair Keven Klopp called the July 10, 2024, meeting to order at 12:30 pm.

2. Roll Call

Derek Tillman called the roll, and the Committee members present were as follows:

- | | |
|-------------------|-------------------|
| 1. Joy Carter | 6. Hazelle Rogers |
| 2. Debby Eisinger | 7. Debra Hixon |
| 3. Andrea McGee | 8. Timothy Curtin |
| 4. Simeon Brier | 9. Evy Kalus |
| 5. Keven Klopp | 10. Bob Mayersohn |

3. *Approval of Minutes – April 10, 2024, Meeting (Back-Up Item)

Chair Klopp noted a missing word in the minutes, suggesting that the word "responsibility" was missing and should be added to clarify the Oversight Committee's (OC) role in overseeing the implementation of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA). The correction was identified on Page 1, in the second paragraph.

Motion	Committee Member Debby Eisinger motioned to approve the April 10, 2024, meeting minutes with the noted amendment.
Seconded	Committee Member Andrea McGee seconded the motion.
Approved	The motion passed unanimously.

4. Additions to the July 10, 2024, Meeting Agenda

The meeting continued with Chair Klopp asking if any OC member desired to include any additional items on the meeting agenda. An addition was proposed and unanimously approved by the OC to include an item titled "Level of Service and Concurrency" under the New Business section of the meeting agenda. This item was designated as 8.2 on the agenda. The OC members acknowledged the importance of addressing this issue and agreed to include the added item without objection.

Motion	Committee Member Joy Carter motioned to add item 8.2, Level of Service and Concurrency, to the July 10, 2024, agenda.
Seconded	Committee Member Andrea McGee seconded the motion.
Approved	The motion passed unanimously.

5. *Approval of the Final Agenda for the July 10, 2024, Meeting

Following the addition, the OC proceeded to approve the meeting's final agenda. However, it was noted that the initial count of attendees was insufficient to constitute a quorum for the meeting. Committee Member Rogers was reported as present,, and thereafter, it was confirmed that quorum was reached, with eight OC members counted as present. Subsequently, a motion to approve the meeting agenda was successfully passed with all members voting in favor.

Motion	Committee Member Bob Mayersohn motioned to approve the meeting agenda for the July 10, 2024, OC meeting.
Seconded	Committee Member Debby Eisinger seconded the motion.
Approved	The motion passed unanimously.

6. *Excused Absences for July 10, 2024, Meeting

Committee members listed below requested excused absences from the July 10, 2024, OC meeting:

1. David Britton
2. Jeff Holness
3. Daniel Foganholi

Motion	Committee Member Joy Carter motioned to accept the excused absences for the July 10, 2024, OC meeting.
Seconded	Committee Member Debby Eisinger seconded the motion.
Approved	The motion passed unanimously.

7. OLD BUSINESS

7.1 Status – Student Generation Rate and School Impact Fee Study Update (Back-Up Item)

The OC commenced discussions on the recently completed Student Generation Rate and School Impact Fee Study (Final Study Update). The Final Study Update findings were presented by Chris Akagbosu, highlighting the student generation rate, a metric used to estimate the number of students expected to be generated from new housing units. The OC noted that, overall, the recommended student generation rate had decreased in most categories, with only one or two remaining stable.

Mr. Akagbosu, continued and talked about the detailed analysis of various scenarios and proposed multiple options for the school impact fee schedule, outlined in three separate Tables (Tables 11, 12, and 13). Each Table offered a distinct calculation method, resulting in Table 11 – Option 1, Maximum allowable school impact fees, phased in over a four (4) year period (2026 - 2029), and consistent with Florida Statute (FS) 163.31801; Table 12 - Option 2, which school impact fees are eighty percent (80%) of the maximum allowable fees depicted in Table 11, phased in over a four (4) year period (2026 - 2029), and consistent with Florida Statute (FS) 163.31801; Table 13 – Option 3, maintain the current school impact fee for single family three or less bedrooms category (\$8,800), divide the fee by the calculated impact fee for the category ($\$8,800/\$14,719 = 0.597\%$), and apply the resultant percentage to remaining fee categories. The fees are phased in over a four (4) year period (2026 - 2029), and consistent with Florida Statute (FS) 163.31801 Table D-2 – Annual Impact Fee Revenue Increase Projections depicted the total amounts that would be realized from each cited Option for a five (5) year period, and Table D-2 depicted that the fee increases would have minimal impact costs to a typical priced at \$150,000, \$250,000, and \$350,000 house. This comprehensive approach aimed to ensure that the school impact fees are equitable and reasonable.

Additional discussions followed on the potential impact of the proposed school impact fees on affordable housing projects. The OC acknowledged the need to balance the financial burden on developers with the community's need for affordable housing. Mr. Akagbosu advised that to address this concern and comments from pertinent Broward County staffs', Broward County Public Schools (BCPS) administration intend to recommend to the School Board to increase its current budget allocation for impact fee waivers, specifically targeting very low to moderate-income housing projects, from \$450,000 to higher yet to be determined amount. This recommendation aimed to mitigate the financial impact on developers of affordable housing, thereby encouraging the development of such projects while still securing necessary funds for school infrastructure. The OC acknowledged the Final Study Update and efforts made in its generation.

7.2 Status – Educational Mitigation Tri-Party Agreements

Mr. Akagbosu briefly explained the reason the Educational Mitigation Tri-Party Agreements was included as topic on the meeting agenda. The reason being to inform the OC of BCPS administration's decision to allow that school impact fees and not fees-based student station cost factors, could be due and paid for new residential units proposed for inclusion within the boundaries of the areas governed by Educational Mitigation Tri-Party Agreements, that are certified by Broward County as affordable housing units. The Educational Mitigation Tri-Party are collaborative efforts between the School Board, Broward County, and local government, whereby developers mitigate holistically, the anticipated student impact from their proposed residential developments on BCPS, with the primary

purpose of straining existing educational facilities beyond their established level of service standard. The OC acknowledged the information disclosed, and no specific updates or issues were highlighted, suggesting that the agreements were functioning as intended at the time of the meeting.

7.3 Status – Non-Residential Site Plan Review (Back-Up Item)

The final topic in this section concerns the status of non-residential site plan applications and reviews. These reviews assess the potential impact of proposed non-residential developments, such as commercial and industrial projects, on BCPS.

Mr. Akagbosu presented background information on the status of the topic. As directed by the OC at the April 10, 2024, Non-Residential Site Plan Review was scheduled as a topic at the June 6, 2024, Staff Working Group (SWG) meeting. Specifically, with the directive from the OC for the SWG to craft language that would guide BCPS review of non-residential site plan applications, aligned with the requirement of the TRILA. After that, the SWG will transmit the guidelines to the OC for its discussions and consideration, vote, and subsequent inclusion in the OC's Interpretation Document regarding the TRILA. Mr. Akagbosu reported that the SWG discussed the topic and chose not to take formal action to craft and vote on interpretative language because it preferred reviewing the motion and vote taken by the OC on the subject at its April 10, 2024, meeting. Mr. Akagbosu said that given that the said motion and vote did not contain a specific radius (i.e., 500 feet), the request was for the OC to at the present July 10, 2024, meeting, to take another vote which delineates a specific radius containing non-residential site plan applications that BCPS would review. Upon additional discussions on the topic, the OC declined taking on another vote as requested, and directed that the SWG should proceed to discuss the matter and take the necessary steps to generate the desired interpretative language; and subsequently, present a recommendation to the OC.

8. NEW BUSINESS

8.1 Redefining Our Schools/School Closures (Back-Up Item)

The discussion opened with the introduction of Ms. Wanda Paul, who recently joined BCPS as the Chief Operations & Facilities Officer after a notable tenure in Palm Beach County Public Schools. Dr. Valerie S. Wanza, Chief Strategy & Innovation Officer, who has been closely involved with the initiative, provided a comprehensive overview of the School Board's Redefining Our Schools efforts. The initiative, characterized as a once-in-a-generation effort, aims to "right-size" the District's portfolio of schools and programs. This process involves a thorough District-wide evaluation of facility usage, program offerings, and the efficiency of existing structures.

A significant emphasis was placed on the importance of community involvement. Dr. Wanza acknowledged that previous attempts to close schools without adequate

community input led to feelings of being blindsided among stakeholders. This time, BCPS aims to foster a transparent and inclusive process. The reset button was hit on the previous approach to address these concerns. A critical element of this reset is the August 27, 2024, School Board Workshop, where formal discussions with the School Board and the public will be held, further solidifying BCPS's commitment to transparency.

School Board Member Debra Hixon and others stressed the need for a holistic approach. It was not just about identifying schools for closure but also about evaluating the entire spectrum of educational offerings. This includes considering the sunset of underperforming programs and introducing new, innovative offerings that cater to the diverse needs of students across BCPS.

A comprehensive discussion ensued regarding the BCPS's capacity challenges. Some schools are operating well below their designed capacity, which has prompted the consideration of consolidation or repurposing of facilities. The OC explored the potential of consolidating multiple under-enrolled schools into fewer facilities, thereby optimizing resources and improving program delivery. Dr. Wanza noted that while some properties may be sold, the BCPS must also consider future growth needs. Thus, not all facilities will necessarily be divested; some may be repurposed for other educational, or community uses.

A proposal included the possibility of subleasing or leasing parts of underutilized facilities for vocational training or other community services. This approach not only preserves valuable real estate for future educational use but also provides immediate benefits to the community, such as expanding vocational training opportunities.

One of the most critical aspects of the discussion was the absence of a specific School Board policy to guide the closure of schools. The existing School Board Policy 8010 (formerly **5000**) primarily addresses capacity management but lacks clear guidance on school closures. The OC recognized the need to develop a new policy that explicitly outlines the steps and criteria for closing schools. This policy would provide a clear framework, ensuring that all decisions are made transparently and consistently, with full compliance with state laws and regulations.

The legal obligations of BCPS, as outlined in state law and interlocal agreements were also discussed. These include requirements for municipal participation in the closure process and the need for comprehensive planning assessments. The OC acknowledged that while some aspects of the process might currently be ad hoc, there is a clear direction from the School Board to develop a comprehensive policy to guide future actions.

Several Committee members and public participants expressed concerns and asked questions. These ranged from the level of municipal involvement to the timing and format of public meetings. It was emphasized that any proposed changes must

consider the broader impact on the community, including potential increases in traffic and the need for additional crossing guards and law enforcement presence.

A recurring theme was the historical context of school closures and the rise of charter schools, particularly following the 2008 economic downturn. BCPS previous experiences with closing schools and the subsequent proliferation of charter schools served as a cautionary tale. The OC stressed the importance of making decisions that would not only address current challenges but also enhance the BCPS appeal and competitiveness in the face of growing alternatives like charter schools and private institutions.

Public input was a cornerstone of the conversation. The OC reiterated the importance of engaging with all stakeholders, including parents, students, teachers, and community leaders. This engagement is crucial to ensuring that the needs and preferences of the community are adequately represented and addressed. The upcoming community meetings were highlighted as key opportunities for gathering feedback and discussing potential school closures or consolidations.

The discussion also touched on the logistical aspects of stakeholder engagement, such as the format and accessibility of meetings. BCPS plans to hold multiple community meetings across different regions, ensuring that all communities have an opportunity to participate. These meetings will not only discuss potential closures but also explore what alternative uses for the facilities might look like, ensuring that the community's voice is central to the decision-making process.

The OC reached general consensus on the need for a well-structured communication plan. This plan would ensure that all stakeholders are informed and have a clear understanding of the rationale behind any decisions made. The OC acknowledged the complexity and sensitivity of the task at hand and emphasized the importance of a transparent and inclusive process.

8.2 Level of Service and Concurrency (Added Item)

This item was added to the agenda at the request of Committee Member Joy Carter's request. She introduced the topic by questioning the role of concurrency and level of service in the new boundary policy, which the School Board will review on July 23, 2024. The discussion aimed to clarify the definition of "overcrowded" and how it aligns with these concepts.

The primary function of the boundary policy is to assign students to schools to ensure that such schools operate primarily at no more than the school's designed capacity. This can be done through boundary changes, the construction of new schools, or the closure and consolidation of existing ones. However, the policy does not consider concurrency or level of service when determining school boundaries. School concurrency on the other hand involves ensuring that adequate capacity

exists at schools impacted by proposed residential development to accommodate students anticipated from the proposed residential development.

There was a consensus that boundary changes are highly disruptive to communities and should be a last resort. A notable example was the boundary change at a middle school in 2000, which was driven by concerns about the level of service and resulted in significant community upheaval. The discussion highlighted that boundary changes should not be tied to school concurrency or level of service issues, as they are separate matters.

A significant part of the conversation revolved around the need to "detangle" school concurrency and level of service from boundary decisions. The OC discussed the confusion that arises when these concepts are conflated, particularly concerning the definition of "over-enrolled" schools.

The current definition of over-enrollment is based on 100% gross capacity, meaning a school is considered full when its enrollment reaches its designed capacity. Discussions continued on whether this threshold should align with the 110% level of service standard used for developers, which allows for a certain level of over-enrollment. It was noted that the level of service standard includes portables in its calculation, which can lead to discrepancies in capacity reporting.

The OC acknowledged that transparency in capacity calculations is crucial. There was concern that conflating school concurrency with boundary policies could lead to confusion and misinformation. For example, past issues arose from misunderstandings about the state's calculations of capacity, such as whether to include portables.

The discussions shifted to the OC's responsibilities, with some OC members, including some of the new members, seeking clarity about the OC's responsibilities; and after additional discussions on this point, it was suggested that a workshop or an orientation session should be held to educate the OC members about the OC's history, role, and the impact of their decisions on boundaries, level of service, and school concurrency.

Committee Member Rogers and other long-serving OC members emphasized the importance of institutional knowledge, especially as many elected officials face term limits. The point was made for the continuity and the retention of experienced OC members to guide new OC members.

The OC agreed on the need for a clearer distinction between the boundary process and school concurrency issues and requested that a refresher session on this distinction be presented at the next OC meeting to clarify these processes and their commonalities.

9. PUBLIC INPUT

Chair Keven Klopp opened the floor for public comments, with a limit on presentation time if necessary. Two speakers addressed the OC, providing their perspectives on the current and upcoming School Board decisions, particularly concerning the "Redefining Our Schools" initiative and related policy changes.

Dr. Natalie Lynch-Walsh from Plantation, Florida, began her remarks by noting the significance of her attendance at the OC meeting on her child's birthday, highlighting her deep commitment to the BCPS processes. She distributed hard copies of the presentation she generated and stated that she has been a member of the Facilities Task Force since 2011, holds positions, and serves respectively as the chair of the BCPS Audit Committee and District Advisory Council. Dr. Lynch-Walsh expressed strong concerns about BCPS's current approach, comparing it to past efforts that she felt were mishandled. She criticized the consistency in BCPS culture, regardless of personnel changes, and warned that BCPS might repeat past mistakes, such as those seen in the implementation of the SMART program, which she argued deprived a generation of students of improved facilities. Dr. Lynch-Walsh cited specific issues, such as the proposed implementation of a Montessori program at Bennett Elementary, despite significant concerns like outdated fire alarms and incomplete renovations. She emphasized the need for compliance with Florida Statute 163.31777, particularly regarding municipal participation in decisions involving significant renovations and potential school closures.

Dr. Lynch-Walsh urged the committee to ensure that staff complies with state law and to clarify policies, especially regarding the School Site Review Committee's role in reviewing significant renovations and school closures. She criticized the vague and poorly worded language in the policy and suggested that significant policy revisions, rather than mere updates, were necessary. Dr. Lynch-Walsh called for several actions, including convening the School Site Review Committee and the Long-Range Facility Master Plan Steering Committee to review data, share information, and clarify the processes. Additionally, she suggested that BCPS staff should be directed to loop the policy regarding the School Site Review Committee before the Facilities Task Force and the Staff Working Group. She emphasized the importance of avoiding "clandestine meetings" with select officials and called for transparent and inclusive decision-making.

10. INFORMATIONAL ITEMS

10.1 June 6, 2024, SWG Draft Minutes (**Back-Up Item**)

10.2 School Impact Fee Spending Data Reports (**Back-Up Item**)

10.3 Electronic New Member Binder on the Facility Planning & Real Estate Department Webpage

10.4 Next Scheduled Meeting – October 9, 2024

11. ADJOURN

The OC meeting was adjourned at 2:54 pm with no further business to discuss.

* Denotes Items Requiring Oversight Committee Formal Action

**The Oversight Committee Meeting
For Implementation of the Third Amended and Restated
Interlocal Agreement for Public School Facility Planning
Broward County, Florida**

Back-Up Agenda Item # 8.1

Draft of 2024 Annual Status Report on
Implementation of the Third Amended and Restate
Interlocal Agreement for Public School Facility
Planning

**The Oversight Committee
For Implementation of the Third Amended and Restated
Interlocal Agreement for Public School Facility Planning
Broward County, Florida**

**ANNUAL STATUS REPORT ON IMPLEMENTATION
OF THE THIRD AMENDED AND RESTATED
INTERLOCAL AGREEMENT FOR PUBLIC SCHOOL
FACILITY PLANNING**

JANUARY – DECEMBER 2024

April 00, 2025

TABLE OF CONTENTS

A. INTRODUCTION	2
B. REPORT SUMMARY	4
Article II: Joint Meetings - General Summary of Requirements.....	4
Article III: Student Enrollment and Population Projections - General Summary of Requirements	4
Article IV: Coordination and Sharing of Information - General Summary of Requirements.....	5
Article V: School Site Selection, Significant Renovations, and Potential School Site Closures - General Summary of Requirements	5
Article VI: Supporting Infrastructure - General Summary of Requirements	6
Article VII: Plan Review; Consistency Determination - General Summary of Requirements	7
Article VIII: Public School Concurrency (PSC)- - General Summary of Requirements.....	8
Article IX: Collocation and Shared Use - General Summary of Requirements.....	9
Article X: Resolution of Disputes - General Summary of Requirements	10
Article XI: Oversight Process - General Summary of Requirements	11
Article XII: Special Provisions - General Summary of Requirements	11
Article XIII: Effective Date and Term - General Summary of Requirements	11
Article XIV: Amendment Procedures - General Summary of Requirements.....	11
C. CONCLUSION	12
Status Report of the Implementation of TRILA	13
D. ATTACHMENTS	38
Attachment A: 2024 SWG Meeting Attendance Sheet	39
Attachment B: Inclusion of School Board Representatives	40
Attachment C: 2024 Reviewed Residential Land Use/Rezoning Developments	41
Attachment D: 2024 Approval/Effective Dates Implementation of TRILA Provision	43
Attachment E-1: 2024 Broward County Quarterly Reports	44
Attachment E-2: 2024 Municipal Quarterly Reports.....	46
Attachment F: Municipal Quarterly Reports for Approved Site Plans	49
Attachment G-1: 2024 List of County Residential Plats Reviewed for PSC.....	50
Attachment G-2: 2024 List of County Residential Site Plans Reviewed for PSC	52

A. INTRODUCTION

In compliance with state law, the Interlocal Agreement for Public School Facility Planning (ILA) was initially entered into by The School Board of Broward County, Florida (School Board), the Broward County Commission, and 26 Broward County Municipalities in 2003, and became effective later in the year.

The main purpose of the ILA was to comply with the then-state law and enable the School Board, the Broward County Commission, and the 26 Broward County Municipalities to coordinate and address the impact of proposed residential developments, growth management issues, and the provision and availability of public-school facilities in Broward County to serve students anticipated from the proposed residential developments. Upon the effectiveness of the ILA, the City of West Park became a signatory to the ILA in 2008; thereafter, parties to the ILA therefrom, became between the School Board, the Broward County Commission, and 27 Municipalities. Subsequently, the ILA was amended three times in the following manner:

1. The first time was in 2007 to comply with new state law which required the incorporation and implementation of Public-School Concurrency (PSC) provisions in the ILA. In compliance with this state mandate, the ILA was amended to include PSC, along with the establishment of the initial Level of Service Standard (LOS) as 100% of permanent capacity. Thereafter, PSC became effective in Broward County in 2003.
2. In 2010, the ILA was amended for the second time. This amendment was initiated by the School Board, primarily to amend the LOS in the ILA to include and allow the utilization of portable capacity (in addition to the then existing utilization of permanent capacity); and upon this incorporation, the newly amended and adopted LOS became commonly referred to as gross capacity, because it consisted of utilizing capacities from the permanent buildings and portable facilities located at the elementary, middle, and high school campuses to determine the availability of capacity against the student impact anticipated from proposed residential developments.
3. In 2015, the ILA was amended for the third time. This amendment was initiated by the School Board to again amend the LOS in the ILA, for the sole purpose of adopting a new LOS that considered and reflected the presence or no presence of portables at each elementary, middle, and high school campus, and therefore, to reflect in the LOS calculations for each school level, this presence, or no presence of portables on the school campuses.

As with the prior amendments pertinent Broward County Public Schools (BCPS) staff worked collaboratively with Broward County and municipal Signatories staff to craft revisions to pertinent provisions of the ILA, and the LOS, which was amended from gross capacity to the following: the higher of 100% gross capacity or 110% permanent capacity. Thereafter, the School Board adopted the amendment in June 2017, followed by Broward County in September 2017, and the Municipal Signatories scheduled adoption through the first part of 2018, garnering the requisite approval of 75% of the Municipal Signatories representing at least 50% of the population within Broward County in May 2018. Due to this amendment, the ILA therefrom became commonly referenced as

the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA).

Consistent with state law, the TRILA is overseen by a fifteen (15) member Oversight Committee that consists of School Board Members, County Commissioner(s), municipal elected officials, and community stakeholders; five of the School Board representatives appointed by the School Board, five of the Broward County Commission representatives appointed by the Broward County Commission, and five of the 27 municipal representatives appointed by the Broward League of Cities. The Committee historically meets quarterly each calendar year to conduct public meetings regarding the implementation of the TRILA and other related matters, and during one of the quarterly meetings, issues the Annual Report required by the TRILA to the School Board, Broward County, the 27 Municipalities, and the public regarding the successes and failures of implementation of the TRILA in the preceding calendar year.

Also, the TRILA required the creation of the Staff Working Group (SWG) which is comprised of staff representatives from the School Board, Broward County, and the municipalities. Primarily, the SWG is tasked with meeting and working collaboratively to ensure the implementation of pertinent provisions of the TRILA. Since its inception, the SWG has met quarterly during each calendar year to discuss issues and formulate recommendations regarding the coordination of land use and school facilities planning, and to comply with PSC requirements, including such issues as population and student projections, development trends, school needs, co-location, and joint use opportunities, ancillary infrastructure improvements needed to support the schools and safe student access. Additionally, the SWG generates the initial draft Annual Report called for in the TRILA, votes to approve the draft Report, and thereafter, transmits the draft Annual Report to the Oversight Committee for review, discussion, and eventual formal approval and issuance of the Report by the Oversight Committee.

The TRILA consists of fifteen (15) Articles. However, this Report only examined thirteen (13) pertinent Articles of the TRILA which contains seventy-seven (77) specific measurable requirements. The Articles are as follows: Recitals; Joint Meetings; Student Enrollment and Population Projections; Coordination and Sharing of Information; School Site Selection, Significant Renovations, and Potential School Site Closures; Supporting Infrastructure; Plan Reviews, Consistency Determination; Public School Concurrency; Collocation and Shared Use; Resolution of Disputes; Oversight Process; Effective Date and Term; and Amendment Procedures.

Additionally, this Report indicates that in 2024, the Signatories to the TRILA generally complied with seventy-five (75) of the seventy-seven (77) specific measurable requirements. However, the Report flags **two (2) areas of the seventy-seven (77) specific requirements that were noncompliant with the TRILA.**

The two provisions that are out of compliance are items 8.2(a) and 8.7(a), which require the Signatories to ensure that their comprehensive plans and land development regulations (LDR) are consistent with the TRILA. However, each time the ILA was amended, it has historically taken some time for all the Signatories to update their comprehensive plans and LDRs and each year the Signatories continue to make progress towards compliance with these provisions.

It should be noted that even those Municipalities that have not yet met these requirements per provisions of the TRILA, municipalities must work in conjunction with BCPS to implement PSC requirements as dictated by the TRILA.

B. REPORT SUMMARY

Results of the coordination between the School Board, Broward County, and the 27 municipalities regarding compliance with the requirements of the thirteen (13) specific Articles of the TRILA and the seventy-seven (77) specific measurable requirements are delineated below. It should be noted that for simplicity, only a general summary of the requirements of each Article, and how the requirements were met or not met is given. However, a concise description of each specific requirement of the Articles is delineated in the attachment to this Annual Report titled **“2024 Annual Report – Implementation of the TRILA Provisions”**.

Article II: Joint Meetings - General Summary of Requirements

This Article requires the SWG to hold annual meetings. However, the SWG’s By-Laws require the SWG to meet quarterly to ensure that pertinent issues are adequately addressed. Also, the Article requires the SWG to prepare an annual assessment report (which is codified in the Annual Report) on the effectiveness of public-school concurrency (PSC).

Status of Compliance

The SWG met three times in 2024, and representatives of the signatories to the TRILA who attended or did not attend the SWG meetings in 2024 are depicted in Attachment “A”. Also, the Attachment indicates that the Cities of Lauderdale Lakes, North Lauderdale, Parkland, Southwest Ranches, and West Park did not attend any of the SWG meetings in 2024. However, to ensure effective attendance, BCPS staff reached out to each cited City, after it had missed the December 2024 SWG meeting, and encouraged them to make efforts to attend the SWG meetings that are scheduled for 2025.

Overall, attendance at SWG meetings improved in 2024 from the prior year. **Therefore, most of the Signatories to the TRILA satisfied the provisions of Article II.**

Article III: Student Enrollment and Population Projections - General Summary of Requirements

This Article requires the School Board, Broward County, and the municipalities to coordinate and base their plans on the consistent projections of the population in Broward County and student enrollment. Subsequently, the School Board is required to utilize the data as a component of the calculations of its five-year student enrollment projections, and for Broward County and the School Board to respectively provide countywide population projections and five-year student enrollment projections to the SWG.

Status of Compliance

BCPS provided the 2024/2025-2028/2029 five-year student enrollment projections data to the SWG in December 2024. In June 2018, Broward County published an update to its Population Forecast and Allocation Model (PFAM). PFAM was produced in 2017 by using as its input, the University of Florida’s Bureau of Economic and Business Research (BEBR) detailed population with estimates for 2015 and by incorporating public comment from local government agencies. PFAM assigns the inputted estimates to

Broward County's Traffic Analysis Zones (TAZ) and municipalities. Therefore, the next update to PFAM is targeted for August 2024. **Therefore, the Signatories satisfied the provisions of Article III.**

Article IV: Coordination and Sharing of Information - General Summary of Requirements

This Article requires the following:

1. Annually, the Superintendent shall submit the tentative District Educational Facilities Plan (TDEFP) to Broward County and the municipalities for review, for consistency with their comprehensive plans; and to include schools slated for renovation in the tentative DEFP.
2. The School Board to coordinate the development of the Five-Year Educational Plant Survey with the SWG.
3. Annually, for Broward County in conjunction with the municipalities to provide the Superintendent with a report on growth and development trends within their jurisdiction.
4. Quarterly, for Broward County to provide the list of residential plats approved by the Broward County Commission to the Superintendent.
5. Broward County to provide a list of land use plan amendments adopted or denied by the Broward County Commission to the Superintendent.

Status of Compliance

On July 23, 2024, the Superintendent provided the tentative 2024/2025– 2028/2029 TDEFP to Broward County and municipalities for review for consistency with their comprehensive plans, and included schools scheduled for renovations in the TDEFP.

BCPS staff discussed the development of the BCPS's 2021-2026 State Educational Plant Five-Year Survey Report (Plant Survey) with the SWG during its development in 2020. Subsequently, the Plant Survey was approved by the School Board on June 15, 2021, was validated by the Florida Department of Education (FLDOE) on June 16, 2021, became effective on July 1, 2021, and will remain valid for five years.

Additionally, Broward County in conjunction with most of the municipalities, provided growth and development trends data to BCPS, and Broward County provided the list of approved residential plats and adopted land use plan amendments to the Superintendent. **Therefore, the Signatories satisfied the provisions of Article IV.**

Article V: School Site Selection, Significant Renovations, and Potential School Site Closures - General Summary of Requirements

This Article requires the following:

1. BCPS staff to review potential sites for new schools, closure of existing schools, and significant renovations to schools, consistent with School Board Policy 8010 formally 5000, and include the recommendations in the DEFP.
2. The Site Review Committee to submit a list of potential new schools, the closure of existing schools, and renovations to schools to local governments for their informal consistency review with the comprehensive plan.
3. Include a permanent local government representative and a floating member of the Site Review Committee.
4. The Superintendent to coordinate site plan information for new schools with affected local governments in accordance with state statutes.
5. The superintendent is to provide written notice to pertinent local government at least 60 days prior to the School Board's acquisition or leasing information of property for a new public educational facility; and the local government to within 45 days, provide comments to the Superintendent indicating that School Board plans are consistency with the local government's land use and comprehensive plan.
6. If a local government determines that a proposed school site is consistent with the comprehensive plan, the School Board shall follow the procedures contained in the effective Section 1013.33(12), F.S. If a local government determines that the proposed school site is inconsistent with the comprehensive plan, the School Board may request a plan amendment consistent with the local government's plan amendment procedures and requirements.

Status of Compliance

In 2024, BCPS staff did not review potential sites for new schools, and the closure of existing schools.

Likewise, the Site Review Committee did not review any new potential school sites in 2024, and there were no closures of existing schools. The School Board included schools scheduled for renovations in the 2024/2025 – 2028/2029 TDEFP that was provided to Broward County and the municipalities. Also, the School Board did not acquire any real property. **Therefore, the signatories satisfied the provisions of Article V.**

Article VI: Supporting Infrastructure - General Summary of Requirements

This Article requires that the School Board and affected local governments shall jointly determine the need for and timing of on-site and off-site improvements to public facilities necessary to support each new school or proposed significant renovation.

Status of Compliance

In 2024, BCPS worked collaboratively with local governments to ensure that the needs of both entities are sufficiently addressed. **Therefore, the Signatories satisfied the provisions of Article VI.**

Article VII: Plan Review; Consistency Determination - General Summary of Requirements

This Article requires the following:

1. The School Board to appoint representatives to sit on Broward County and pertinent municipal local planning agency (LPA), and the local governments to take action to include School Board representatives in LPA and allow the representatives to attend LPA meetings when the LPA considers comprehensive plan amendments and rezoning applications that would increase residential density.
2. Broward County and municipalities shall provide to the Superintendent, rezoning and comprehensive plan amendment applications that will increase residential density. Subsequently, the Superintendent shall review the applications and provide a report indicating the student impact anticipated from the applications to the local government. Broward County and municipalities shall provide a deadline to receive the comment, however, that deadline shall be no less than 30 days from the date the information is provided.
3. Broward County and municipalities will provide written quarterly reports to the Superintendent when the applications receive final approval.
4. The School Board shall continue to participate in the Broward County land use plan amendment review process.
5. The School Board shall continue to review non-residential development and other pertinent development applications that may affect school properties, and as necessary participate in other growth management issues.
6. Broward County and municipalities shall provide public notice of land use and comprehensive plan amendments, rezonings, development of regional impact applications, and other residential or mixed-use projects with residential components that may affect student enrollment, projections, and school facilities to the Superintendent.
7. The LUPA and rezoning applications reviewed by the Superintendent shall be classified as "Public Schools Consistency Review", and applicants may delineate the residential type, units, and bedroom mix of the project if known; if not specified, the review shall be based upon the maximum student generation rates for that residential type.
8. The "Public Schools Consistency Review" provided by the Superintendent to Broward County and the municipalities shall specify:
 - a. The student impact anticipated from the proposed development applications.
 - b. The capacity of the affected schools.

- c. Depict ten-year student enrollment projects by planning area.
 - d. Depict planned capacity improvements.
 - e. Identify available alternatives, and state that the proposed development will be subject to PSC review at the plat and site plan phase of development review.
9. If the "Public Schools Consistency Review" indicates that capacity is not available at the impacted school(s), or anticipated in the DEFP, the applicant may choose to offer, and the School Board may consider the voluntary mitigation to address the anticipated student impact. The voluntary mitigation shall be limited to the options listed in this Subsection.
 10. When reviewing comprehensive plan and rezoning applications, Broward County and the municipalities may consider issues depicted in this subsection and the School Board's "Public Schools Consistency Review".
 11. Broward County and the municipalities shall provide notice to the Superintendent to enable BCPS to participate and provide comments in workshops regarding community development plans that may affect public school facilities.

Status of Compliance

The School Board complied with all its obligations called for in Article VII, which compliance to each subsection of the Article is specifically stated in the document titled "2024 Annual Report – Implementation of the TRILA Provisions".

Likewise, Broward County and the municipalities complied with all their obligations as called for in Article VII, which compliance to each subsection of the Article is specifically stated in the document titled "2024 Annual Report – Implementation of the TRILA Provisions".

Article VIII: Public School Concurrency - General Summary of Requirements

Overall, this Article requires that Broward County and the municipalities shall ensure that the applications for residential plat or site plan (or their functional equivalent) applications are complete, and the Public-School Impact Applications (PSIA) pertaining to the applications are transmitted to BCPS for review. This process is to ensure that capacity is available at BCPS school facilities before the cited applications are approved and subsequently issued a building permit by the local governments. Subsequently, Broward County and the municipalities are required to provide quarterly reports to BCPS regarding the approval or denial of reviewed residential plat or site plan (or their functional equivalent) applications.

This Article contains numerous subsections. Thus, to assure efficiency and effective communication, please refer to the document titled "2024 Annual Report – Implementation of the TRILA Provisions" for the specific delineation of the requirements of each subsection.

Status of Compliance

Overall, the School Board, Broward County, and the municipalities satisfied the provisions in each subsection of this Article. However, the municipalities depicted in Attachment “D”, did not meet the provisions of **Subsections 8.2(a) and 8.7(a) of the Article**, which provisions are as follows:

1. **Subsections 8.2(a): Required Elements of Public-School Concurrency** - Broward County and the municipalities, within 90 days of the comprehensive plan amendments in accordance with the TRILA becoming effective, shall amend their respective Land Development Codes (LDC) and adopt the required PSC provisions, consistent with the requirements of the TRILA. Such amendment shall include the PSC management system outlining the development review process for proposed residential developments.

While the municipalities depicted in Attachment “D” failed to meet the provisions of both subsections, in the 2023 Annual Report, 18 municipalities did meet this subsection. However, in this 2024 Annual Report, a total of 21 municipalities complied with the requirements of subsection 8.2(a), which is three additional municipalities since the issuance of the 2023 Annual Report.

2. **Subsection 8.7(a): Commencement** - PSC described in the TRILA shall commence upon the comprehensive plan amendments related to the PSFE by Broward County and the municipalities becoming effective, and the execution of the TRILA by the parties identified in the TRILA.

The municipalities depicted in Attachment “D” failed to meet the provisions of both subsections. However, the status of efforts by the municipalities to meet the subsections are depicted under “Comments” in Attachment “D”. Additionally, the number of municipalities who complied with this subsection improved by three, since the issuance of the 2023 Annual Report.

Article IX: Collocation and Shared Use - General Summary of Requirements

The requirements of this Article are as follows:

1. During the preparation of the School Board’s DEFP, Broward County, and the municipality’s capital improvement plans, the School Board, Broward County, and the municipalities are encouraged to collocate school facilities with each other’s civic facilities, to enable the shared use of the facilities.
2. To enable the collocation/shared use of public school facilities with Broward County and the municipality’s civic facilities,
 - a. Broward County and the municipalities shall in January of each year, provide to the SWG, information on their public/civic facilities planned for inclusion in their five-year capital improvements plan that could potentially be collocated with public school facilities.
 - b. Upon receipt of the information, the SWG shall forward the information to BCPS.
 - c. Likewise, Broward County and the municipalities shall examine the annually submitted School Board’s Five-Year TDEFP provided pursuant to Subsection 4.1 of the TRILA, and

include in the written comments back to BCPS, information regarding the potential public/civic facilities that could be collocated with planned new schools delineated in the Five-Year TDEFP.

- d. This requirement shall not prevent Broward County and the municipalities from providing information on collocation to the SWG throughout the calendar year.
- e. Information provided to the SWG and BCPS shall at the minimum include the planned type of public facility, acreage, and location/parcel map.
- f. Information provided shall be in hard copy and electronic copy.
- g. Upon receiving such information, BCPS shall organize meetings with the subject local government(s) to further pursue and work towards the collocation of the facilities.
- h. The entities shall notify the SWG of their efforts toward the collocation of the subject facilities.
- i. As part of efforts toward the collocation of such facilities in Broward County, the SWG shall include in its meeting agendas, an agenda item relating to the provision of information regarding the collocation of facilities as stated in the TRILA.
- j. Subsequently, the SWG shall in its report to the Oversight Committee, advise the Oversight Committee of ongoing efforts toward collocation, including information on certificates of occupancy to the School Board.

3. A separate legal agreement shall address each collocated facility.

Status of Compliance

In 2024, the School Board, Broward County, and the municipalities did not have any planned facilities that could be collocated. However, the City of Sunrise spent funds to enhance existing recreational facilities at Westpine Middle located adjacent to the City park. Additionally, this topic was listed in all 2024 SWG meeting agendas. Thus, the Signatories satisfied the provisions of Article IX.

Article X: Resolution of Disputes - General Summary of Requirements

This Article outlines how disputes between the Signatories regarding the Amended Agreement should be resolved.

Status of Compliance

Since the inception of the TRILA, and specifically in 2024, no dispute arose between the Signatories that needed resolution. Thus, the Signatories satisfied the provisions of Article X.

Article XI: Oversight Process - General Summary of Requirements

This Article requires the following:

1. The School Board, Broward County, and the municipalities shall each appoint five representatives to the Oversight Committee.
2. The municipalities shall appoint their five representatives to the Oversight Committee through a mutually agreeable process.

Status of Compliance

In 2024, the School Board appointed no new representative to the Oversight Committee. Likewise, Broward County appointed one representative to the Oversight Committee, while the municipalities appointed two representatives to the Oversight Committee. Therefore, the Signatories satisfied the provisions of Article XI.

Article XII: Special Provisions - General Summary of Requirements

The evaluation of this Article is not necessary.

Article XIII: Effective Date and Term - General Summary of Requirements

This Article requires the following:

1. The TRILA shall become effective upon the signatures of the School Board, Broward County, and at least seventy-five percent (75%) of the municipalities, which include at least fifty percent (50%) of the population within Broward County.
2. The TRILA may be canceled by mutual agreement of the School Board, Broward County, and the respective municipalities unless otherwise canceled as provided or allowed by law.

Status of Compliance

The TRILA has not been amended since it was last adopted by the requisite signatories in 2018. Therefore, the requirements of Article XIII were met by the Signatories.

Article XIV: Amendment Procedures - General Summary of Requirements

This Article delineates the procedure regarding amendments to the TRILA.

Status of Compliance

As stated in this Annual Report, the TRILA was amended in 2007, 2010, and 2018, and during each of the amendments, the signatories to the TRILA adhered to the procedure stipulated herein regarding

amendments to the TRILA. **Therefore, the Signatories to the TRILA met the requirements of Article XIV.**

C. CONCLUSION

The School Board, Broward County, and the 27 Municipalities during the period from January through December 2024 successfully complied with seventy-five (75) of the seventy-seven (77) specific measurable requirements of the Amended ILA but did not comply with two (2) specific measurable requirements. **The specific areas pertain to Municipalities that have not amended their comprehensive plans and LDRs to address provisions of the TRILA. Therefore, the cited specific areas need resolution.** However, the Signatories continue to make gradual progress toward resolution.

In conclusion, the resolution of the two (2) areas cited in this Annual Report may further the successful implementation of the Third Amended and Restated ILA in the future. Therefore, if these two requirements are met, the School Board, Broward County, and the 27 municipalities are expected to successfully comply with TRILA.

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
JOINT MEETINGS				
2.1 - Hold annual Staff Working Group (SWG) meetings.	Quarterly	Consistently attended by School Board representatives.	Consistently attended by Broward County representatives.	Quorum was met at every regularly scheduled meeting. Attachment "A" depicts representatives that attended meetings and those that did not attend meetings in the period covered by this Annual Report.
2.2 - The SWG shall prepare an annual assessment report on the effectiveness of public school concurrency (PSC).	Annually by December 31 of each year.	Consensus by a majority of the SWG Members is that the pertinent section(s) of the 2024 Annual Report will be used to satisfy this requirement of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA).	Consensus by a majority of the SWG Members is that the pertinent section(s) of the 2024 Annual Report will be used to satisfy this requirement of the TRILA.	Consensus by a majority of the SWG Members is that the pertinent section(s) of the 2024 Annual Report will be used to satisfy this requirement of the TRILA.
STUDENT ENROLLMENT AND POPULATION PROJECTIONS				
3.1 - School Board, Broward County and Municipalities to coordinate and base plans upon consistent projections of population and student enrollment. Provide five-year student enrollment and countywide population projections to SWG.	Ongoing	2024/25- 2028/29 Five-Year enrollment projections were provided to the SWG in December 2024.	In June 2018, Broward County published an update to its Population Forecast and Allocation Model (PFAM). The model allocates estimates and forecasted dwelling units, households, and populations from the 2021 University of Florida's Bureau of Economic and Business Research (BEBR) "Detailed Population Projections by Age, Sex, Race, and Hispanic Origin" to traffic analysis zones (TAZ) throughout Broward County. Using municipal feedback to refine outputs, the final publication provided estimates for 2025 and projections through 2050. The final PFAM results were released between August 2024.	The Municipalities review projections when they are available.
3.2 - Superintendent to use student population projections provided by the demographic, revenue, and education estimating conference and development trends data provided by the local governments during preparation of student enrollment projections.	Ongoing	Each year, staff prepares student enrollment projections based on a variety of factors. Such factors are, but not limited to, the demographic cohort survival, proportional share of charter enrollment based on the changes in charter enrollment, enrollment impacts due to expanded voucher programs and homeschooling, and forecasted Certificates of Occupancy supplied by each local government.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
3.3 - Broward County to provide population projections to verify geographic distribution of countywide public school student projections.	Ongoing	The School District will review the projections when available.	In June 2018, Broward County published an update to its Population Forecast and Allocation Model (PFAM). The model allocates estimates and forecasted dwelling units, households, and populations from the 2021 University of Florida's Bureau of Economic and Business Research (BEBR) "Detailed Population Projections by Age, Sex, Race, and Hispanic Origin" to traffic analysis zones (TAZ) throughout Broward County. Using municipal feedback to refine outputs, the final publication provided estimates for 2025 and projections through 2050. The final PFAM results were released between August 2024.	The Municipalities will review the projections when available.
COORDINATION AND SHARING OF INFORMATION				
4.1 - Commencing no later than July 30, 2009, and annually thereafter, the Superintendent shall submit the tentative District Educational Facilities Plan (DEFP) to local governments for review for consistency with the local government comprehensive plan.	Annually, July of each year.	The tentative DEFP was provided (by email) to Broward County and Municipalities on July 11, 2024. In the correspondence, the entities were advised to share the information with their elected officials and provide necessary comments to District staff.	Broward County received and reviewed the tentative DEFP.	Municipalities received and reviewed the tentative DEFP.
4.2 - Include schools scheduled for renovations in the tentative DEFP.	Annually	The School Board included schools scheduled for renovations in the 2024/25 - 2028/29 tentative DEFP, including the projects paid for with the General Obligation Bond.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
4.3 - Coordinate development of the Five-Year Educational Plant Survey with the SWG.	Once in five years.	The District's 2021-2026 State Educational Plant Five Year Survey Report (Plant Survey) was approved by the School Board on June 15, 2021, was validated by the Florida Department of Education (FLDOE) on June 16, 2021, became effective on July 1, 2021 and will remain valid for five years. The recommendations in the approved Five-Year Educational Plant Survey serve as validation of the projects in the tentative and subsequent adopted District Educational Facilities Plan (DEFP) which is reviewed by Broward County and all the Municipalities.	N/A	N/A
4.4 - Commencing August 31, 2007 and annually thereafter, the County in conjunction with the Municipalities shall provide the Superintendent with a report on growth and development trends within their jurisdiction.	Annually, by August 31 of each year.	Staff coordinates the collection of five-year municipal Certificate of Occupancy data and receives the development trends report from the Municipalities. For 2024, the Demographics & Enrollment Planning Department received development trends report from all of the Municipalities.	The County in conjunction with the Municipalities provided growth and development trends data to the School District.	The Municipalities submitted the required information to the District in time to be included in the District's five year student enrollment projections.
4.5 - Quarterly, the County to provide a list of residential plats approved by the Broward County Commission during the preceding quarter to the Superintendent.	Quarterly	The School District regularly receives the list of approved residential plats provided by Broward County.	As applicable, Broward County consistently provided this information to the School District on a monthly basis.	N/A
4.6 - The County to provide a list of land use plan amendments adopted or denied by the Broward County Commission to the Superintendent.	Periodically, no later than the 15th day of each month	The School District continually receives the list of adopted or denied land use plan amendments provided by the Broward County Planning Council.	As applicable, Broward County Planning Council consistently provided the information to the School District.	N/A
SCHOOL SITE SELECTION, SIGNIFICANT RENOVATIONS, AND POTENTIAL SCHOOL SITE CLOSURES				
5.1 - School Board staff to review potential sites for new schools, closure of existing schools and significant renovations consistent with School Board Policy 5000. Include the recommendations in the DEFP.	Annually	The Site Review Committee which includes local government representatives did not review any new potential school sites in 2024.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
5.2 - Site Review Committee to submit a list of potential new schools, closure of existing schools and renovations to local governments for an informal consistency review with the comprehensive plan.	Periodically	The Site Review Committee which includes local government representatives did not review any new potential school sites in 2024. Additionally, the School Board included schools scheduled for renovations in the 2024/25 - 2028/29 tentative DEFP that was provided to Broward County and Municipalities.	N/A	N/A
Expand the Superintendent's Site Review Committee to include a permanent local government representative and a floating member. Amend School Board Policy 7000 to list membership of the Committee.	As necessary	In 2004, School Board Policy 7000 was amended to include all representatives in accordance with provisions of the Amended Interlocal Agreement, and subsequently amended in 2008 to include additional representatives. In 2014, the Policy underwent additional changes to include clarifications and a reduction in the Committee membership.	Broward County is represented on the Site Review Committee.	The Municipalities are represented on the Site Review Committee.
5.3 - The Superintendent to coordinate site plan information for new schools with affected local governments in accordance with state statutes.	As necessary	With several exceptions, the majority of the work identified in the current ADEFP is for life safety renovations and building envelope repairs. There are no completely new Educational Facilities identified in the 5-year ADEFP for fiscal years 2024/25 to 2028/29 that would require an internal School Board Development Review Committee review.	N/A	N/A
5.4 - Pursuant to Section 1013.33(11), at least 60 days prior to acquisition or leasing information of property for new public educational facility, Superintendent to provide written notice to pertinent local government. Local government to provide comments within 45 days indicating plans consistency with local government's land use and comprehensive plan to the Superintendent.	As necessary	The School Board did not acquire any new school sites in 2024.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
5.5 - If a local government determines that a proposed school site is consistent with the comprehensive plan pursuant to this Agreement, or at any other time when such a determination is made, the School Board shall follow the procedures contained in Section 1013.33(12), F.S., as may be amended. If a local government determines that the proposed school site is inconsistent with the comprehensive plan, the School Board may request a plan amendment consistent with the local government's plan amendment procedures and requirements.	As necessary	As stated above, the School Board did not acquire any new school sites in 2024.	N/A	N/A
SUPPORTING INFRASTRUCTURE				
6.1 - The School Board and affected local governments will jointly determine the need for and timing of on-site and off-site improvements to public facilities necessary to support each new school or proposed significant renovation.	As necessary	The School Board has hired a third-party program manager that continues the adopted process of identifying upcoming construction projects by sending a copy of the Notice to Proceed to the Mayor, City Manager and City Planner for construction projects that are identified as other than routine maintenance.	The County continues to work closely with the School Board, Municipalities and developers.	The Municipalities continue to work closely with the School Board, the County and developers.

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
PLAN REVIEWS; CONSISTENCY DETERMINATION				
7.1 - School Board to appoint representatives to sit on Broward County and pertinent municipal local planning agency (LPA).	Immediately	The Signatories of the TRILA were sent written notification regarding the appointed School Board's representative to Broward County and Municipalities.	N/A	N/A
7.2 - Local governments to take action to include School Board representatives on LPA and enable the representatives to attend meetings at which the LPA considers comprehensive plan amendments and rezoning applications that would increase residential density.	Immediately	In 2024, School Board representatives attended no Broward County LPA meetings but did not attend any Municipal LPA meetings because either: (i) the Municipalities did not have any LPA meetings that necessitated the representative's attendance, or (ii) because the Municipalities did not provide written notice requesting the Board representative to attend the meetings.	Broward County took action on 8/5/03 to include a School Board representative on the County's LPA.	To date, 27 of the 28 Municipalities listed on the Amended Interlocal Agreement (ILA) have taken action to include a School Board representative on their LPA. However, it should be noted that the Village of Lazy Lake is the 28th Municipality that thus far has not signed the Agreement.
7.3 - Broward County and Municipalities agree to provide to the Superintendent, rezoning and comprehensive plan amendment applications that will increase residential density. The Superintendent shall review the applications and provide a report indicating anticipated student impact to the local government. The County and Municipalities shall provide deadline for receiving comments from the Superintendent, however, the deadline shall be no less than 30 days from the date the information is provided. The County and Municipalities will provide written quarterly reports to the Superintendent when the application receives final approval.	Quarterly	In 2024, staff reviewed sixteen (16) residential land use plan amendments (LUPAs) and six (6) rezoning applications that increased density. The developers of the LUPA applications did not proffer voluntary mitigation for the project. (See Attachment "C").	Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding LUPA applications that were reviewed by the Broward County Planning Council. It also depicts information on approval or denial of the applications by the Broward County Commission.	The LUPA and Rezoning applications reviewed by the District in 2024 were located in the Cities of Margate, Deerfield Beach, Plantation, Hallandale Beach, Tmamrac, Oakland Park Hollywood Fort Lauderdale, Parkland, Pembroke Pines, Miramar, Wilton Manors, Sunrise, and Unincorporated Broward County.

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
7.4 - School Board to continue participation in the Broward County land use plan amendment review process.	Ongoing	In 2024, the appointed School Board Member to the Broward County Planning Council (BCPC) routinely attended and participated in BCPC meetings.	N/A	N/A
7.5 - School Board to continue to review non-residential development and other pertinent development applications that may affect school properties, and as necessary participate on other growth management issues.	Ongoing	In 2024, the District staff reviewed no non-residential LUPA applications, and fifteen (15) non-residential plat applications.	N/A	N/A
7.6 - Broward County and Municipalities to provide public notice of land use and comprehensive plan amendments, rezonings, development of regional impact applications and other residential or mixed-use projects with residential component pending before them that may affect student enrollment, projections and school facilities to the Superintendent. Notice to be provided at the same time as provided to the public under County or Municipal ordinance.	Ongoing	N/A	As applicable, Broward County complied with this requirement in 2024.	As applicable, a majority of the Municipalities complied with this requirement in 2024.
7.7 - The review of LUPA and rezoning applications by the Superintendent shall be classified as "Public Schools Consistency Review", and applicants may delineate the residential type, units and bedroom mix of the project if known; if not specified, the review shall be based upon the maximum student generation rates for that residential type.	Ongoing	The reports issued for reviewed residential and non-residential LUPA applications complied with the requirements of this Subsection.	N/A	N/A
7.8 - Written comments provided by the Superintendent to the County and Municipalities regarding the "Public Schools Consistency Review" will specify the anticipated student impact, capacity status of affected schools, depict ten year student enrollment projects by planning area, planned capacity improvements, identify available alternatives, and state that the proposed development will be subject to public school concurrency review at the time of plat and site plan review.	Ongoing	At the minimum, the reports issued for "Public Schools Consistency Review" projects in 2024 contained all the information required by this Subsection.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
7.9 - If the "Public Schools Consistency Review" indicates that capacity is not available at the impacted school(s), or anticipated in the District Educational Facilities Plan, the applicant may choose to offer, and the School Board may consider the voluntary mitigation to address the anticipated impact. The voluntary mitigation shall be limited to the options listed in this Subsection.	Immediately	No voluntary mitigation was offered for any of the LUPA applications with increased density that were reviewed by the School District in 2024.	N/A	N/A
7.10 - Broward County and Municipalities may consider issues depicted in the Subsection and School Board comments when reviewing comprehensive plan and rezoning applications.	Ongoing	N/A	Broward County as appropriate considers issues depicted in the Subsection, and School District staff comments when reviewing LUPA applications.	The Municipalities as appropriate consider issues depicted in the Subsection, and School District staff comments when reviewing LUPA applications.
7.11 - County and Municipalities to provide notice to the Superintendent to enable the District to participate and provide comments in workshops regarding community development plans that may affect public school facilities.	As necessary	In 2024, School District staff attended no community development plan workshop.	In 2024, the County did not hold community development plan workshops that may affect public school facilities.	In 2024, School District staff did not attend community development plan workshop.
PUBLIC SCHOOL CONCURRENCY				
8.1 Required Elements of Public School Concurrency				
8.1(a) - The amendments to Public School Facilities Element (PSFE) and related amendments to the Capital Improvement Element (CIE) and the Intergovernmental Coordination Element (ICE) in the County and Municipal comprehensive plans to satisfy Sections 163.3177 and 163.3180 F.S. are being adopted into the comprehensive plans of the County and Municipalities concurrently with the execution of the Amended ILA by the County and municipalities.	Immediately	N/A	Attachment "D" shows the County's compliance with this section of the TRILA.	The Municipalities have established PSC management systems within their jurisdictions, and the date the Municipalities amended or have yet to amend their comprehensive plans and land development codes to address the provisions of the TRILA are depicted in Attachment "D".

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
8.1(b) - The experience under the revised comprehensive plans and the School Board's adopted Five-Year DEFP shall be reviewed each year by the County and Municipalities at the SWG meeting to determine whether updates to the comprehensive plans are required. The Five-Year DEFP shall be updated annually to add a new fifth year. Any other amendments to the comprehensive plans shall be transmitted in time to allow their adoption concurrently with update to the School Board's adopted Five-Year DEFP.	Annually by March 31	Notice of the link to access the Tentative DEFP was provided to the County and Municipalities on July 11, 2024. The School Board adopted the Five-Year DEFP on September 4, 2024, and the adopted Plan was subsequently made available to the County and Municipalities online.	The County received and reviewed the Five-Year adopted DEFP that was provided by the School Board.	The Municipalities received and reviewed the Five-Year adopted DEFP that was provided by the School Board.
8.1(c) - School related amendments shall be provided to the School Board at least 60 days prior to transmittal or adoption if no transmittal is required, unless adopting school-related amendments that are identical to Broward County, then they shall be provided at least 1 month prior to the Local Planning Agency (LPA) meeting. The School Board shall review the amendments and provide comments in writing if any, to the local government either (i) at least one week prior to the LPA meeting on the amendment, or (ii) by attending and providing comments at the LPA meeting.	At least 60 days prior to transmittal or one month prior to LPA meeting, as applicable	Broward County staff worked in coordination with District staff to update its proposed Public School Facilities Element policy amendments.	Broward County's comprehensive plan amendments that were needed to be consistent with the provisions of the Second Amended ILA were approved by the Broward County Commission on March 27, 2012. The comprehensive plan amendments to incorporate the provisions of the TRILA took place in 2020, and County staff has worked in coordination with District staff on these amendments.	In 2024, District staff reviewed the City of Coral Springs proposed comprehensive plan amendments.
8.1(d) - The County and Municipalities school-related element provisions must be consistent with each other and with the School Board's facilities plan and policies. Municipalities may choose to adopt all or a portion of the County's school-related element provisions by reference, or it may adopt its own provisions. If a Municipality adopts its own provisions, any goal, objective, policy or other provision relevant to the establishment and maintenance of a uniform district-wide school concurrency system shall be substantially the same as its counterpart in the County and Municipalities comprehensive plans.	Ongoing	N/A	The County's School Related Amendments have been consistent with those of the Municipalities and with the School Board's facilities plan and policies.	Municipalities' School Related Amendments reviewed by the School District have been consistent with each other and with the School Board's facilities plan and policies. In 2024, District staff did not review any Municipalities School Related Amendments.

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
If any school-related element amendment is proposed that affects the uniform district-wide school concurrency system, it shall not become effective in accordance with Section 14.1 (f) of this Amended Agreement. Municipalities and the County may adopt the School Board's adopted Five-Year DEFP either by reference or by restatement of the relevant portions of the adopted Five-Year DEFP, but the Municipalities and the County shall not attempt to modify the adopted Five-Year DEFP. To the extent feasible, the County and Municipalities agree to coordinate the timing of approval of the amendments.		In 2017, the School Board initiated amendments to the Second Amended ILA to modify the LOS to 100% gross capacity or 110% permanent capacity, depending on the school type. The amendments complied with Section 14.1 (f) of this Amended Agreement. In 2018, the requisite number of approvals by the Signatories were established to enable the TRILA (and LOS) to become effective.	The TRILA was approved by the County in September 2017. In 2018, the requisite number of approvals by the Signatories were established to enable the TRILA (and LOS) to become effective.	Twenty-three (23) Municipalities approved the Second Amended ILA in 2010. In 2018, the TRILA was approved by twenty-six (26) of the twenty-seven (27) Municipal Signatories.
8.1(e) - In addition to the other coordination procedures provided for in this Amended Interlocal Agreement, at the time of the Evaluation and Appraisal Report (EAR), the County and Municipalities shall schedule at least one (1) SWG meeting with the School Board to address needed updates to the school-related plan provisions.	At time of the EAR	The Evaluation and Appraisal Report (EAR) process was a regularly scheduled agenda item at the quarterly SWG meetings in 2024.	Potential EAR issues are consistently placed on the regular SWG agenda, and the County coordinates with the School District on any needed updates.	Potential EAR issues are consistently placed on the regular SWG agenda, and the Municipalities coordinate with the School District and the County on any needed updates.
8.2 Specific Responsibilities				
(a) Broward County and the Municipalities, within 90 days of the comprehensive plan amendments in accordance with this Amended Agreement becoming effective shall amend their respective Land Development Codes (LDC) and adopt the required Public School Concurrency (PSC) provisions, consistent with the requirements of this Amended Agreement. Such amendment shall include the public school concurrency management system outlining the development review process for proposed residential developments.	Within 90 days of the comprehensive plan amendments becoming effective	N/A	Data depicted in Attachment "D" indicates the date Broward County amended it's comprehensive plan and LDC to adopt PSC provisions in the TRILA.	Data depicted in Attachment "D" indicates the date Municipalities amended or have yet to amend their comprehensive plans and LDC's to adopt PSC provisions in the TRILA.

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
<p>(b) Broward County and the Municipalities, in accordance with the Amended ILA shall: 1.) Not approve or issue any residential plat or site plan (or functional equivalent) that is not exempted or vested pursuant to Subsection 8.11 of this Amended ILA until the District has reported that the school concurrency requirement has been satisfied. 2.) Maintain data for approved residential development that was the subject of PSC review. The data shall be provided to the District in a quarterly report after final approval of the application by the governing body, and must include information stated in this Subsection. 3.) Transmit residential plats and site plans (or their functional equivalents) and proposed amendments to such applications to the District for review and comment, consistent with Subsection 8.13 of this Amended ILA. 4.) Commencing August 31, 2007, and annually thereafter as a part of the growth and development trend required by Subsection 4.4, provide the total number of dwelling units issued certificates of occupancy to the School Board.</p>	Ongoing	<p>Attachments "G-1" and "G-2" represent written notice received by the District regarding formal action taken by Broward County and Municipalities on the residential plats, site plans and (functional equivalent) applications reviewed by the District.</p>	<p>Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding residential plat applications that were reviewed by Broward County. It also depicts information on approval or denial of the applications by the Broward County Commission.</p>	<p>Attachment "E-2" depicts Municipalities that provided or did not provide quarterly reports during each quarter to the District regarding residential site plan (or functional equivalent) applications processed by the Municipalities. The Attachment also depicts the formal action taken by their governing bodies on the applications.</p>
<p>(c) The School Board shall do the following: 1.) Annually prepare and update its adopted Five-Year DEFP, which for the purposes of PSC shall be considered the financially feasible Five-Year Capital Facilities Plan. The Five-Year Capital Facilities Plan shall reflect the capacity needed to meet the adopted level of service standard (LOS) for each District elementary, middle and high school, during the five year period, but no later than the fifth year of the Five-Year Capital Facilities Plan. 2.) Establish a process to ensure the maximum utilization of permanent capacity at each District elementary, middle and high school and to ensure that the schools are operating at or below the adopted LOS.</p>	Ongoing	<p>The School Board's public hearing was held on September 4, 2024, to adopt the Five-Year DEFP. Additionally, the District has an established process to ensure the maximum utilization of capacity at each elementary, middle and high school, to maintain data regarding capacity availability at elementary, middle and high schools, and has an established mechanism for the review of proportionate share mitigation.</p>	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
(c) 3.) Commencing October 15, 2009, and annually thereafter, provide the County and Municipalities with the required School District data related to PSC, and related analysis needed to amend or annually update their comprehensive plans. 4.) Review proposed plat and site plan (or functional equivalent) applications for compliance with PSC requirements. 5.) As a component of the District's PSC management system, maintain data regarding available capacity at the District's elementary, middle and high school within each CSA after factoring the student impact anticipated from the proposed residential development into the database. 6.) Review proposed proportionate share mitigation options for new residential development, and determine acceptability of such mitigation options. 7.) Prior to the effective date of PSC, amend School Board Policy 1161 to incorporate PSC provisions and delineate the District's PSC management system. 8.) As necessary, amend the DEFP to incorporate funds accepted as proportionate share mitigation.	Ongoing	Prior to the end of the calendar year, the District provides Broward County and the Municipalities with the required School District data related to PSC, and related analysis needed to amend or annually update their comprehensive plans. Plat and site plan (or functional equivalent) applications reviewed in 2024 for PSC determinations are depicted in Attachment "G-1" and "G-2". The District also updated periodically and published, the "Public School Concurrency Planning Document" (PSCPD), which is used to maintain data regarding available capacity at each elementary, middle and high school after factoring the student impact anticipated from proposed residential developments. The District complied with this subsection.	N/A	N/A
8.3 Adopted School Board DEFP				
(a) Same requirement as Subsection 8.2(c)(1)	Annually, on or before September 30th	Same as above	N/A	N/A
(b) At the minimum, the adopted Five-Year DEFP and each annual update shall specify all new construction, expansion and remodeling, which will add permanent capacity to elementary, middle and high schools, and also include information specified in Subsection 4.1 of this Amended Agreement.	Same as above	The School Board adopted the Five-Year DEFP on September 4, 2024, and the adopted Plan was subsequently made available to the County and Municipalities online. Also, the adopted plan did not include the construction of new schools, or the expansion or remodeling of schools, since the School Board did not undertake such a project.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
(c) The adopted Five-Year DEFP and each annual update shall include a description of each school project, a listing of funds to be spent in each fiscal year for the planning, preparation, land acquisition, and the actual construction and remodeling of each pertinent school project which adds capacity or modernizes existing facilities; the amount of capacity added, if any; and a generalized location map for planned new schools. Such location maps shall be considered as data and analysis in support of the PSFE of the County's and Municipalities' Comprehensive Plans.	Same as above	The School Board adopted the Five-Year DEFP on September 4, 2024, and the adopted Plan was subsequently made available to the County and Municipalities online. Additionally, the adopted plan as applicable contained the information required by this subsection.	N/A	N/A
(d) The adopted Five-Year DEFP and each annual update shall identify the five-year projected student enrollment, permanent capacity and utilization percentage of all elementary, middle and high schools.	Same as above	The District met the requirement of this subsection.	N/A	N/A
(e) The adopted school boundaries for each elementary, middle, and high school, as annually conducted by the School Board shall also become the adopted concurrency service area (as referenced in Section 8.8) and shall be consistent with the adopted Five-Year DEFP. The school boundary maps shall be considered as data and analysis in support of the PSFE of the County's and Municipalities' Comprehensive Plans.	Same as above	On March 12, 2024, the School Board adopted the 2024/25 school boundaries (effective CSAs) for combination, elementary, middle, and high schools. The adopted school boundaries are consistent with the adopted Five-Year DEFP.	N/A	N/A
8.4 Transmittal				
(a) In addition to the provisions pertaining to the Tentative District Educational Facilities Plan as delineated in Article IV of this Amended Agreement, the School Board, upon completion and adoption of the Five-Year DEFP, shall make the DEFP available to the Local Governments no later than thirty (30) days after adoption of the District Educational Facilities Plan.	No later than 30 days after adoption	The School Board adopted the Five-Year DEFP on September 4, 2024, and the adopted Plan was subsequently made available to the County and Municipalities online.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
8.5 Comprehensive Plans - Development, Adoption and Amendment of the Capital Improvements Elements				
(a) Upon adoption of the Five-Year DEFP and transmittal to Local Governments, the County and Municipalities shall adopt the School Board's Five-Year "Adopted DEFP" or applicable sections of the Adopted DEFP as a part of the Capital Improvements Element (CIE) of their comprehensive plans.	Ongoing	N/A	As applicable, Broward County will adopt the transmitted School Board adopted Five-Year DEFP.	As applicable, Municipalities will adopt the transmitted School Board adopted Five-Year DEFP.
(b) Any amendment, correction or modification to the adopted Five-Year DEFP concerning costs, revenue sources, or acceptance of facilities pursuant to dedications or proportionate share mitigation, once adopted by the School Board, shall be transmitted by the School District to the County and Municipalities within forty-five (45) days after the adoption. The County and Municipalities shall amend their CIE to reflect the changes consistent with the annual update required by the State to their CIE. Such amendments may be accomplished by ordinance, and shall not be considered amendments to the comprehensive plan, pursuant to Section 163.3177 (6)(b)(1), Florida Statutes.	Ongoing	No amendments have been made to the School Board's Five-Year DEFP since transmittal of the document to Broward County and the Municipalities.	N/A	N/A
(c) EVALUATION OF THIS SUBSECTION IS NOT NECESSARY				
8.6 Public School Concurrency Standard				
(a) The PSC standard requires Broward County, the Municipalities and the School Board to maintain the adopted LOS for Broward County Public Schools. The PSC standard requires that all proposed plat and site plan (or functional equivalent) applications containing residential units shall be reviewed to ensure that adequate school capacity will exist prior to or concurrent with the impact of the proposed residential development, to accommodate the additional student growth at the adopted LOS.	Ongoing	Plat, site plan (or functional equivalent) applications reviewed by the School District in 2024 are depicted in Attachments "G-1" and "G-2".	Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding residential plat applications that were reviewed by Broward County. It also depicts information on approval or denial of the applications by the Broward County Commission.	Site plan (or functional equivalent) applications reviewed by the School District in 2024 are depicted in Attachment "G-2". Attachment "E-2" depicts Municipalities that provided or did not provide quarterly reports during each quarter to the District regarding residential site plan (or functional equivalent) applications processed by the Municipalities. Also, the Attachment depicts the formal action taken by their governing bodies on the applications.

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
8.7 Commencement				
(a) PSC described in this Amended Agreement shall commence upon the comprehensive plan amendments related to the PSFE by the County and Municipalities becoming effective, and the execution of this Amended Agreement by the parties identified herein.	As applicable to the entity	In compliance with Subsection 8.2(c)(7), the School Board amended and adopted School Board Policy 1161 on January 15, 2008 and commenced implementation of PSC on February 1, 2008. Subsequently, the School Board incorporated pertinent provisions of the ILA needed to implement PSC into Policy 1161 and adopted the amended Policy on November 9, 2010. School Board Policy 1161 was amended on December 4, 2018 to comply with the TRILA.	PSC is currently effective in Broward County. Subsequently, the County amended pertinent provisions of the ILA to incorporate PSC into its comprehensive plan. The third amendment of the ILA modifying the LOS for PSC only obtained the requisite approvals to pass in mid-2018; the date the County took formal action is depicted in Attachment "D".	PSC is currently effective in the Municipalities. Subsequently, the Municipalities amended pertinent provisions of the ILA needed to implement PSC into their comprehensive plans. The Third Amendment modifying the LOS for PSC only obtained the requisite approvals to pass in mid-2018, and the subsequent required amendments to the local government's comprehensive plans are underway as depicted in Attachment "D".
8.8 Concurrency Service Areas				
EVALUATION OF SUBSECTIONS (a) (b) and (c) IS NOT NECESSARY				
8.9 Adoption of Concurrency Service Areas				
(a) Adoption of the CSA's shall be as delineated in School Board Policy 5000 to be amended consistent with the Amended Agreement, and as may be amended from time to time.	Ongoing	The adoption of the CSA's is detailed in School Board Policy 8010, formally known as School Board Policy 5000. On March 12, 2024, the School Board adopted the 2024/25 effective CSAs for elementary, middle, and high schools.	N/A	N/A
(b) No later than forty-five (45) days after adoption of the CSAs, the School District shall transmit the new CSAs to the County and Municipalities. The County and Municipalities shall incorporate the adopted "Annual School Attendance Areas/Boundaries and School Usage Report" and the School Board's process for modification of the CSA's contained in the "Annual School Attendance Areas/Boundaries and School Usage Report" as data and analysis in support of the PSFE of their Comprehensive Plans.	Ongoing	On March 12, 2024, the School Board adopted the 2024/25 school boundaries (effective CSAs) for combination, elementary, middle, and high schools. The adopted school boundaries are consistent with the adopted Five-Year DEFP. Adopted elementary, middle, and high school boundary (CSA) maps were posted on the Demographic and Enrollment Planning (D&EP) Department web site on July 1, 2024. Annually adopted boundary maps are posted on D&EP web site following second public hearing on school boundaries.	N/A	N/A
8.10 Level of Service Standard				
EVALUATION OF SUBSECTIONS (a) (b) (c) (d) (e) IS NOT NECESSARY				

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
8.11 Exemptions and Vested Developments				
<p>(a) The following residential plats and site plans (or functional equivalent) shall be exempt from the requirements of PSC: 1. All residential plats and site plans (or functional equivalent) which generate less than one student in the relevant CSA. 2. Any amendment to or replat of a residential plat or amendment to a residential site plan (or functional equivalent) which generates less than one additional student. (The former and latter developments shall be subject to the payment of school impact fees). 3. Any age restricted community with no permanent residents under the age of eighteen (18). Exemption for an aged restricted community shall only be available subject to a recorded Restrictive Covenant limiting the age of all permanent residents to eighteen (18) years and older. 4. As may otherwise be exempted by Florida Statutes.</p>	Ongoing	The list of the residential plat, site plan (or functional equivalent) applications that were submitted to the School District in 2024, and reviewed by the District to determine that they met this Subsection, are depicted in Attachments "G-1" and "G-2".	Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding residential plat applications that were reviewed by Broward County. It also depicts information on approval or denial of the applications by the Broward County Commission.	Site plan (or functional equivalent) applications reviewed by the School District in 2024 are depicted in Attachment "G-2". Also, Attachment "E-2" depicts Municipalities that provided or did not provide quarterly reports during each quarter to the District regarding residential site plan (or functional equivalent) applications processed by the Municipalities. Also, the Attachment depicts the formal action taken by their governing bodies on the applications.
<p>(b) The following residential plats and site plans (or functional equivalent) shall be vested from the requirements of PSC: 1. Any residential plat or site plan (or functional equivalent) located within a previously approved comprehensive plan amendment or rezoning which is subject to a mitigation agreement in accordance with the following: (i.) The mitigation to address the impact of the new students anticipated from the development has been accepted by the School Board consistent with School Board Policy 1161, and; (ii.) A Declaration of Restrictive Covenant has been properly executed and recorded by the Developer or the development is located within a boundary area that is subject to an executed and recorded triparty agreement consistent with School Board Policy 1161 as may be amended from time to time. 2. Any residential site plan (or functional equivalent) that has received final approval, which has not expired prior to the effective date of public school concurrency.</p>	Ongoing	In 2024, the projects the School District reviewed that met the provisions of this Subsection are included in the list of reviewed residential projects contained in Attachments "G-1" and "G-2".	Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding residential plat applications that were reviewed by Broward County. It also depicts information on approval or denial of the applications by the Broward County Commission.	Same as stated above

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
(b) 3. Any residential site plan (or functional equivalent) which is included within a residential plat or development agreement for which school impacts have been satisfied for the dwelling units included in the proposed site plan (or functional equivalent). Information regarding each residential site plan (or functional equivalent) shall be transmitted to the School District in a quarterly report. In the transmittal of such residential site plan (or functional equivalent) to the School District, the County or Municipality shall provide additional written information as required in the quarterly report to verify that the units in the application are vested. The County will provide the necessary information to the School Board and Municipalities to identify the vested plats and further specifics to be contained in the adopted land development regulations. As applicable, the Municipalities shall utilize the information provided by the County regarding the vested plat to complete information as required in the quarterly report.	Ongoing	In 2024, the School District received quarterly reports from the Municipalities regarding the site plan applications approved which met this Subsection. (See Attachment "F").	In 2024, all of the reports provided by the County to the School District indicated that no site plan applications were vested under this Subsection were approved.	In 2024, the School District received quarterly reports from the Municipalities regarding the site plan applications approved which met this Subsection. (See Attachment "F").
(c) EVALUATION OF THIS SUBSECTION IS NOT NECESSARY				
8.12 Public School Concurrency Management System				
SUBSECTIONS (a) and (b) SAME AS SUBSECTION 8.2 (a). SUBSECTION 8.12(c) SAME AS SUBSECTION 8.2(c)(7). THUS, EVALUATION OF SUBSECTIONS IS NOT NECESSARY				
8.13 Review Process				
(a) Broward County, the Municipalities and the School Board shall ensure that the LOS established for each school type and CSA is maintained. No residential plat or site plan (or functional equivalent) application or amendments thereto shall be approved by the County or Municipalities, unless the residential development is exempt or vested from the requirements specified in Subsection 8.11 of this Amended Agreement, or until a School Capacity Availability Determination Letter (SCAD) has been issued by the School District indicating that adequate capacity is available. This shall not limit the authority of a Local Government to deny a development permit or its functional equivalent, pursuant to its home rule or governmental regulatory powers for reasons other than school capacity.	Ongoing	Documentation regarding the achievement and maintenance of the adopted LOS by the School District is contained in the LOS Plan, which is a component of the School Board adopted Five-Year DEFP. Also, the plat, site plan (or functional equivalent) applications reviewed by the School District in 2024 are depicted in Attachments "G-1" and "G-2".	Attachment "E-1" depicts quarterly reports provided by Broward County to the School District regarding residential plat applications that were reviewed by Broward County. It also depicts information on approval or denial of the applications by the Broward County Commission.	Attachment "E-2" depicts Municipalities that provided or did not provide quarterly reports during each quarter to the District regarding residential site plan (or functional equivalent) applications processed by the Municipalities, and formal action taken by their governing bodies on the applications.

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
(b) Any applicant submitting a plat or site plan (or functional equivalent) application with a residential component that is not exempt or vested under Subsection 8.11 of this Amended Agreement is subject to PSC and shall be required to submit a Public School Impact Application (PSIA) to the Local Government, for review by the School District including information called for in this Subsection.	Ongoing	Same as stated above.	Same as stated above.	Same as stated above.
(c) The Local Government shall ensure the applications for residential plat or site plans (or their functional equivalent) are complete and transmit them to the School District for review. Upon determination that the application is complete, the Local Government shall transmit the PSIA to the School District for review. This process does not preclude the Local Government from requiring that the applicant submit the PSIA directly to the School District for review.	Ongoing	N/A	Same as stated above.	Same as stated above.
(d) The School District will review the properly submitted and completed PSIA and verify whether or not sufficient capacity is available at the impacted CSA to accommodate students anticipated from the proposed development. The process for review of the application shall be as follows: 1. The School District shall review, on a first come, first serve basis, the completed PSIA. The SCAD Letter shall be sent to the applicant and the affected Local Government no later than thirty (30) days after receipt of the PSIA. 2. Notification shall be provided to the applicant and affected Local Government if the application is incomplete. 3. THIS SUBSECTION IS NOT NECESSARY FOR EVALUATION.	Ongoing	The SCAD Letters issued for the received/reviewed PSIA were transmitted to the applicant, and as applicable to Broward County and the Municipalities within the maximum 30-day review period.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
<p>(e) Student Generation Rates Calculation The determination of students anticipated from a proposed PSIA shall be based on the utilization of the effective, adopted and pertinent student generation rates contained within the Broward County Land Development Code (BCLDC). Update of the student generation rates shall be conducted at least once every three (3) years by the School Board in coordination with the County and Municipalities.</p>	Ongoing/Three Year Update	The School Board has selected Alfred Benesch and Company (via RFP) as the consultant to conduct the Generation Rate/School Impact Fee (SGR/SIF) Study Update. The School Board approved the agreement with the consultant on November 22, 2022. A kickoff meeting was held on December 12, 2022, with the SGR/SIF Study Update Standing Committee (composed of municipal, county, and School Board staff). The consultant already presented its initial findings on April 12, 2023, to the TRILA Oversight Committee, on June 1, 2023, to the Broward League of Cities, on June 8, 2023, to the Staff Working Group, and on June 22, 2023, and subsequently to the Broward County Planning Council. On September 17, 2024, the Broward County Commission will hold a public hearing to adopt the ordinance. The ordinance then became effective on September 18, 2024.	N/A	N/A
<p>(f) Utilization Determination EVALUATION OF SUBSECTIONS (f)(1) and (2) IS NOT NECESSARY</p>				
<p>3. If it is determined that there is no capacity at the assigned school(s) as determined by the procedure described in Subsection 8.13(f)2 above because the projected growth from a residential development causes the adopted LOS to be exceeded in the subject CSA, the School District may, if practical, utilize pertinent options delineated in School Board Policy 5000, to be amended consistent with this Amended Agreement and as may be amended from time to time to ensure maximum utilization at the CSA. Otherwise, all of the CSA's immediately adjacent to the primary impacted CSA will be examined for available capacity before a determination letter is issued indicating that the development has satisfied PSC.</p>	Ongoing	In 2024, the School District's Capacity Allocation Team (CAT) the Group responsible for the allocation of available excess capacity from adjacent CSAs as called for in School Board Policy 1161) met 6 times to consider and allocate excess available capacity to 1 plat and 5 site plan applications reviewed by the District, which allocation concluded that capacity would be available from pertinent adjacent schools located in the same planning area to serve the subject development.	N/A	N/A
<p>4. If necessary, the School District will reassign previously allocated adjacent capacity to achieve maximum utilization, except where such reassignment: (i.) Creates additional transportation cost impacts due to natural or physical barriers; or (ii.) Results in a violation of federal, State or School Board Policy.</p>	Ongoing	In 2024, the School District did not reassign previously allocated adjacent capacity to achieve maximum utilization.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
(g) Issuance and Term of Public School concurrency - EVALUATION OF THIS SUBSECTION IS NOT NECESSARY				
8.14 Proportionate Share Mitigation				
(a) The School Board shall consider proportionate share mitigation pursuant to provisions of this Amended Agreement. Such consideration shall be consistent with the mitigation provisions outlined herein and delineated in School Board Policy 1161, to be amended consistent with this Amended Agreement and as may be amended from time to time, regarding PSC. If the proposed mitigation option is accepted and deemed financially feasible by the School Board, the applicant or Local Government shall enter into an enforceable and binding agreement.	Ongoing	In 2024, no developer proffered proportionate share mitigation.	N/A	N/A
(b) EVALUATION OF THIS SUBSECTION IS NOT NECESSARY				
8.15 Proportionate Share Mitigation Options				
EVALUATION OF THE ENTIRE SUBSECTION 8.15 IS NOT NECESSARY				
8.16 Formula for the Calculation of Proportionate Share Mitigation Options				
(a) EVALUATION OF THIS SUBSECTION IS NOT NECESSARY				
(b) A Mitigation contribution provided by a Developer to offset the impact of a residential development must be directed by the School Board toward a permanent school capacity project identified in the first three years of the School District's adopted Five-Year DEFP, or as appropriate, scheduled as a new project in the first three years of the adopted Five-Year DEFP. If the School Board accepts proportionate share mitigation based on the latter, the Board shall amend the adopted Five-Year DEFP to include the proportionate share amount or value of the mitigation. Capacity projects identified within the first three (3) years of the Five-Year Capital Facility Plan shall be considered as committed in accordance with the pertinent Sections of this Amended Agreement.	Ongoing	In 2024, no developer proffered proportionate share mitigation.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
(c) If capacity projects are planned in years four (4) or five (5) of the School Board's adopted Five-Year DEFP within the same CSA as the proposed residential development, and if the School Board agrees, the Developer may pay his proportionate share to advance the improvement into the first three years of the adopted Five-Year DEFP to mitigate the proposed development in accordance with the formula provided herein.	Ongoing	In 2024, no developer proffered proportionate share mitigation.	N/A	N/A
(d) Guidelines for the expenditure of proportionate share mitigation funds towards permanent capacity identified in the adopted Five-Year DEFP, shall be as follows: 1. The School Board shall utilize monies paid by applicants, to provide needed permanent capacity at those schools identified in the District's development review report as being impacted by the development. 2. If site constraints or other feasibility issues make it impracticable for the School Board to provide the needed permanent capacity at the affected school(s) as delineated above, as feasible, the School Board will make efforts to provide the needed capacity at school(s) located immediately adjacent to the primarily impacted CSA(s) as found in the current Adopted Five-Year DEFP (s), thus relieving overcrowding at the primary identified impacted school(s).	Ongoing	Same as stated above	N/A	N/A
3. If disbursement of the mitigation funds is not possible as outlined above, the funds will be spent in the applicable school impact fee service area delineated in the adopted BCLDC in a manner that ensures that the impact of the development is still addressed at the primary affected CSA or an adjacent CSA.	Ongoing	Same as stated above	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
8.17 Appeal Process				
A Developer or Local Government receiving a SCAD Letter that indicates permanent capacity is not available may implement the applicable process outlined below.	Ongoing	None of the SCAD Letters issued by the School District in 2024 indicated capacity was not available.	<u>N/A</u>	<u>N/A</u>
(a) A Developer adversely impacted by a SCAD Letter made as a part of the PSC process may appeal such determination by written request to the School Board.	Ongoing	None of the SCAD Letters issued by the School District in 2024 were appealed by developers.	N/A	N/A
(b) If the School Board rules in favor of the Developer, School District staff shall issue a subsequent SCAD Letter based on the decision of the School Board. If the School Board does not rule in favor of the Developer or upholds the decision of District staff, the Developer may elect to pursue other appropriate measures.	Ongoing	None of the SCAD Letters issued by the School District in 2024 were appealed by developers.	N/A	N/A
(c) A Developer adversely impacted by a non-acceptance of proposed proportionate share mitigation made as a part of the PSC process may elect to pursue other appropriate measures.	Ongoing	In 2024, no developer proffered proportionate share mitigation.	N/A	N/A
(d) A Developer adversely impacted by a Local Government decision made as a part of the PSC process may appeal such decision using the process identified in the Local Government's regulations for appeal of development orders.	Ongoing	N/A	In 2024, no developer appealed a public school concurrency decision made by Broward County.	In 2024, no developer appealed a public school concurrency decision made by a Municipality.
(e) A Local Government adversely impacted by a SCAD Letter made as a part of the PSC process may initiate the process outlined in Subsection 10.1(a) of this Amended Agreement. If the issue cannot be resolved, the Local Government may appeal such determination to the School Board. If the Local Government is not satisfied with the decision of the School Board, the Local Government or the School Board may seek an advisory opinion from the Oversight Committee. If either the School Board or the Local Government is not satisfied with the opinion of the Oversight Committee, either party may pursue the process outlined in Subsection 10.1.(b) of this Amended Agreement.	Ongoing	None of the SCAD Letters issued by the School District in 2024 were appealed by local governments.	N/A	N/A

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**


SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
(f) If the School Board does not accept proportionate share mitigation proposed by a Local Government, and such decision results in a dispute between the entities, the Local Government or the School Board may seek an advisory opinion from the Oversight Committee. If the Local Government is not satisfied with the opinion of the Oversight Committee, either party may pursue the process outlined in Subsection 10.1.(b) of this Amended Agreement.	Ongoing	In 2024, no local government proposed proportionate share mitigation to the School Board for consideration.	N/A	N/A
COLLOCATION AND SHARED USE				
9.1 - During preparation of the DEFP and local government capital improvement plans, the School Board and local governments are encouraged to collocate school facilities with local government civic facilities to enable shared use of the facilities.	Ongoing	In 2024, The School Board staff did not identify and initiate any new collocation effort with municipalities.	Broward County staff did not identify any opportunity for new collocation in 2024.	No municipalities identified need for new collocation in 2024, via their SWG staff representatives.
9.2 - To enable the collocation/shared use of public school facilities with Local Government/civic facilities, the Local Governments shall in January of each year provide to the SWG information on Local Government public/civic facilities planned for inclusion in its five-year capital improvements plan that could potentially be collocated with public school facilities. Upon receipt of the information, the SWG shall forward the information to the School District. Also, the Local Governments shall examine the annually submitted School Board's Five-Year Tentative DEFP provided pursuant to Subsection 4.1 of this Amended Agreement, and include in the written comments back to the School District information regarding the potential public/civic facilities that could be collocated with planned new schools delineated in the Five-Year Tentative DEFP.	January of each year/ongoing	In 2024, the School District did not receive any information via the SWG regarding the new opportunities for collocation of future local government public/civic facilities. This is because the County and Municipalities indicated that there were no new public/civic facilities in their five-year capital improvements plan that could potentially be collocated with public school facilities.	In 2024, Broward County indicated that there were no new public/civic facilities in its five-year capital improvements plan that could potentially be collocated with public school facilities.	In 2024, Municipalities indicated that there were no new public/civic facilities in their five-year capital improvements plan that could potentially be collocated with public school facilities.

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
This requirement shall not prevent the Local Government from providing information on collocation to the SWG throughout the calendar year. Information provided to the SWG and School District shall at the minimum include the planned type of public facility, acreage and location/parcel map. Information provided shall be in hard copy and electronic copy. Upon receiving such information, the School District shall organize meetings with the subject Local Government(s) to further pursue and work towards the collocation of the facilities. The entities shall notify the SWG of their efforts toward collocation of the subject facilities. As part of efforts toward the collocation of such facilities in Broward County, the SWG shall include in all of its meeting agendas, an agenda item relating to the provision information regarding collocation as stated herein. Subsequently, the SWG shall in its report to the Oversight Committee, advise the Committee of ongoing efforts toward collocation, including information on certificates of occupancy to the School Board.	January of each year/ongoing	Same as stated above	Same as stated above	Same as stated above
9.3 - Separate legal agreement to address each collocated facility (Update).	As necessary	In 2021, SBBC amended existing RLAs with the cities of Pompano Beach and Lauderdale to develop enhanced parks and amenities on municipal land collocated or leased from The School Board.	Broward County Sheriff's Department has two (2) Recreation License Agreements (RLA) with the School Board.	Eighteen (18) Municipalities have RLAs with the School Board. Also, eighteen (18) Municipalities have Reciprocal Use Agreements with the School Board.
RESOLUTION OF DISPUTES				
10.1 - Dispute Resolution	As necessary	In 2024, the School Board did not invoke and was not involved in dispute resolution regarding the TRILA.	In 2024, Broward County did not invoke and was not involved in dispute resolution regarding the TRILA.	In 2024, no Municipality invoked nor was involved in dispute resolution regarding the TRILA.
OVERSIGHT PROCESS				
11.1 - The School Board, Broward County and Municipalities to each appoint five representatives to the Oversight Committee.	Immediately	In 2024, The School Board will appoint three (0) representatives to the Oversight Committee.	In 2024, Broward County reappointed two (1) of its representatives to the Oversight Committee.	In 2024, the Broward League of Cities appointed one (2) new representative to the Oversight Committee.
11.2 - Municipalities to appoint their five representatives to the Oversight Committee through a mutually agreeable process.	Immediately	N/A	N/A	The Municipalities continue to appoint Municipal representatives to the Committee through the Broward League of Cities.
11.3 - THIS SUBSECTION IS NOT NECESSARY FOR EVALUATION				

**STATUS REPORT ON IMPLEMENTATION OF THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT
FOR PUBLIC SCHOOL FACILITY PLANNING (TRILA)
JANUARY- DECEMBER 2024**

SECTIONS	FREQUENCY	SCHOOL BOARD	BROWARD COUNTY	MUNICIPALITIES
SPECIAL PROVISIONS				
12.1 - THE ABOVE SUBSECTION IS NOT NECESSARY FOR EVALUATION				
EFFECTIVE DATE AND TERM				
13.1 - This Amended Agreement shall become effective upon the signatures of the School Board, the County and at least seventy-five percent (75%) of the Municipalities which include at least fifty percent (50%) of the population within Broward County. This Amended Agreement may be cancelled by mutual agreement of the School Board, the County and the respective Municipalities, unless otherwise cancelled as provided or allowed by law.	Prior to December 31, 2008, and Dates for Proposed Amendments	In the 2009/10 school year, the School Board initiated amendments to the Amended ILA that proposed changing the LOS from 110% permanent FISH capacity to 100% gross capacity through the 2018/19 school year. The amendments were memorialized in the Second Amended ILA and complied with Section 14.1 (f) of this Amended Agreement. In 2017, the School Board approved a third amendment to the ILA to modify the LOS to 100% gross capacity or 110% permanent capacity, depending on the school type. This approval date is depicted in Attachment "D".	Broward County approved the third amendment to the ILA in September 2017, as depicted in Attachment "D".	The third amendment of the ILA received the requisite number of approvals in 2018 to become effective. The approval dates associated with the third amendment is depicted in Attachment "D"
AMENDMENT PROCEDURES				
14.1 Process to Amend the Interlocal Agreement - NOT NECESSARY TO DEPICT PROCESS IN THIS REPORT	Ongoing	The most recent amendment to the ILA was proposed by the School Board and on June 13, 2017, the School Board approved a third amendment to the ILA to modify the LOS to 100% gross capacity or 110% permanent capacity, depending on the school type.	In 2024, Broward County did not propose any amendments to the TRILA.	In 2024, the Municipalities did not propose any amendments to the TRILA.
MISCELLANEOUS				
15 - THE ABOVE SUBSECTION IS NOT NECESSARY FOR EVALUATION				

 Sections with Issues that Need Resolution

Source: The Third Amended and Restated Interlocal Agreement for Public School Facility Planning, December 2023 Staff Working Group Meeting

**The Oversight Committee
For Implementation of the Third Amended and Restated
Interlocal Agreement for Public School Facility Planning
Broward County, Florida**

ATTACHMENTS

April 00, 2025

**2024 STAFF WORKING GROUP MEETINGS
ATTENDANCE SHEET**

Local Government/Agency	3/7/2024	6/6/2024	9/12/2024	12/5/2024
Coconut Creek	X	X		X
Cooper City	X	X	X	X
Coral Springs	X	X	X	X
Dania Beach	X	X		X
Davie	X	X		X
Deerfield Beach	X			
Fort Lauderdale	X	X	X	X
Hallandale Beach	X		X	X
Hollywood			X	X
Lauderdale-By-The-Sea	X			
Lauderdale Lakes				
Lauderhill	X	X		X
Margate	X	X	X	X
Miramar	X			
North Lauderdale				
Oakland Park		X	X	X
Parkland				
Pembroke Park	X		X	
Pembroke Pines	X		X	
Plantation	X	X	X	X
Pompano Beach			X	X
Southwest Ranches				
Sunrise	X	X	X	X
Tamarac				X
West Park				
Weston		X	X	
Wilton Manors		X	X	X
Broward County	X	X	X	X
Broward County Planning Council*		X		X
Broward County Public Schools*	X	X	X	X
South Florida Regional Planning Council*				

Did not attend any meetings in 2024

* Governmental Agency

x Denotes attendance by local Government Representative

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

**LIST DEPICTING ACTION BY LOCAL GOVERNMENT REGARDING INCLUSION
OF SCHOOL BOARD REPRESENTATIVE ON LOCAL PLANNING AGENCY**

Number	City	Action Taken	Date Action Taken
1	Coconut Creek	X	7/8/05
2	Cooper City	X	10/8/03
3	Coral Springs	X	12/9/03
4	Dania Beach	X	10/26/04
5	Davie	X	10/8/03
6	Deerfield Beach	X	9/6/05
7	Fort Lauderdale	X	7/6/05
8	Hallandale Beach	X	10/16/06
9	Hollywood	X	11/5/03
10	Lauderdale-By-The-Sea	X	8/19/09
11	Lauderdale Lakes	X	10/11/05
12	Lauderhill	X	9/29/03
13	Margate	X	8/17/05
14	Miramar	X	3/3/04
15	North Lauderdale	X	12/2/03
16	Oakland Park	X	2/16/05
17	Parkland	X	4/7/04
18	Pembroke Park	X	9/24/08
19	Pembroke Pines	X	11/5/03
20	Plantation	X	11/12/03
21	Pompano Beach	X	1/24/06
22	Southwest Ranches	X	6/27/07
23	Sunrise	X	1/13/04
24	Tamarac	X	1/26/05
25	West Park	X	5/17/08
26	Weston	X	2/7/05
27	Wilton Manors	X	2/11/03
28	Broward County	X	8/5/03

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

X Denotes that Local Government took formal action to include representative on the local planning agency

REVIEWED RESIDENTIAL LAND USE PLAN AMENDMENT/REZONING DEVELOPMENTS WITH INCREASED DENSITY

No.	Project Name/Number	Existing Land Use/Zoning	Permitted Units & Type	Proposed Land Use/Zoning	Additional Units & Type		Total Number of Units and Type		Jurisdiction	Schools Impacted					Students Generated	Total Students Generated	Requested Mitigation of Anticipated Students	Developer Agreed to Provide Mitigation	Agency Imposing Conditions	Mitigation Option	Date Reviewed	Developer /Owner
										Schools Impacted												
										Elementary	Students Generated	Middle	Students Generated	High								
1	Carolina Club	Commercial, recreation & open space	0	Low-Medium (10) Residential	377 TH 500 MR	377 TH 500 MR	Margate	Margate	65	Margate	31	Coral Springs	58	154	No	N/A	N/A	N/A	1/30/2024	J & D Golf Properties, LLC		
2	555 SW 3rd Avenue	Recreation & Open Space	0	Medium (16) Residential	22 TH	22 TH	Deerfield Beach	Deerfield Park	3	Deerfield Beach	1	Deerfield Beach	2	6	No	N/A	N/A	N/A	2/9/2024	City of Deerfield Beach		
3	Elderly Affordable Housing Apartments	RD-10	10 TH	GP-1 & GP-2	100 MR	100 MR	Broward Municipal Services District	Martin Luther King	1	Parkway	1	Dillard 6-12	4	6	No	N/A	N/A	N/A	3/6/2024	Loretta London, LLC		
4	Residences at Plantation Square	Commerce	0	Irregular (22) Residential and Commerce	284 MR	284 MR	Plantation	Mirror Lake	6	Plantation	5	Plantation	11	22	No	N/A	N/A	N/A	3/14/2024	MMG Plantation II LLC		
5	Shell Bay Land Use Plan Amendment	Commercial Recreation	0	Commercial Recreation with a Dashed-Line Area	228 HR	228 HR	Hallandale Beach	Gulfstream Academy of Hallandale Beach k-8	2	Gulfstream Academy of Hallandale Beach k-8	3	Hallandale High	1	6	No	N/A	N/A	N/A	3/18/2024	Maltese Diplomat Owner, LLC		
6	Advantis Tamarac	Mixed Use General (MU-G)	0	Planned Development (PD)	278 MR	278 MR	Tamarac	Challenger	2	Millennium	2	J.P. Taravella	9	13	No	N/A	N/A	N/A	3/20/2024	Pepperjack Management, Inc		
7	Village of Oakland	Low (5) Residential and Community	71 SF	Medium-High (25) Residential	520 GA	520 GA	Oakland Park	Rock Island	46	William E. Dandy	24	Boyd H. Anderson	55	125	No	N/A	N/A	N/A	3/26/2024	Urban League of Broward County		
8	Park Road Land Use Plan Amendment	Community & Commercial Recreation	0	Commerce & High (50) Residential	740 HR	740 HR	Hollywood	Orange Brook	15	McNicol	13	Hallandale	26	54	No	N/A	N/A	N/A	4/12/2024	City of Hollywood		
9	Hallandale Beach Land Use Plan Amendment	Regional Activity Center	550 SF 2,191 TH 1,000 GA 1,000 MR	Regional Activity Center	750 SF 4,391 TH 2,000 GA 1,600 MR	1,300 SF 6,582 TH 3,000 GA 2,600 MR	Hallandale Beach	Colbert	846	McNicol Gulfstream Academy of Hallandale Beach (K-8)	394	Hallandale High	661	1,901	No	N/A	N/A	N/A	4/26/2024	City of Hallandale Beach		
10	City of Ft. Lauderdale Uptown LUPA	Commerce	0	Regional Activity Center	4,239 MR	4,239 MR	Fort Lauderdale	Cypress Lloyd Estates	93	James S. Rickards	81	Northeast	165	339	No	N/A	N/A	N/A	5/1/2024	City of Fort Lauderdale		
11	Stevenville Townhomes	Two-Family Residential District (R-2)	0	Town home district (TD)	6 TH	6 TH	Oakland Park	Oakland Park	1	James S. Rickards	0	Northeast	1	2	No	N/A	N/A	N/A	5/13/2024	Guillermo Burgos		
12	Shops at Pembroke Gardens	Planned Commercial District (PCD)	0	Mixed Use Development (MXD)	598 MR	598 MR	Pembroke Pines	Lakeside	6	Walter C. Young	5	Charles W. Flanagan	20	31	No	N/A	N/A	N/A	5/16/2024	FR Pembroke Gardens, LLC		
13	Toll Brothers at Heron Bay	Agricultural (A-1)	0	Low-Density Single-Family (RS-3)	52 SF	52 SF	Parkland	Park Trails/Heron Heights	11	Westglades	6	Stoneman Douglas	9	26	No	N/A	N/A	N/A	5/22/2024	City of Parkland		
14	Crossroads II	Office Park /Commerce, OP-P	0	Office Park and Medium (16) Residential, B7-Q	385 MR	385 MR	Plantation	Tropical	8	Seminole	7	South Plantation	15	30	No	N/A	N/A	N/A	6/17/2024	Plantation Crossroads I & Plantation Crossroads II		
16	The Oasis at Sistrunk	Residential Single-Family (RS-6)	0	Garden Park Neighborhood District (GP-1)	15 GA	15 GA	Unincorporated Broward	Dillard	1	Dillard 6-12	1	Dillard 6-12	0	2	No	N/A	N/A	N/A	7/8/2024	Vacant Land Men, LLC		
17	David Conway Land Use Plan Amendment	Community	0	Low (5) Residential	2 SF	2 SF	Wilton Manors	Wilton Manors	0	Sunrise	0	Fort Lauderdale	0	0	No	N/A	N/A	N/A	7/30/2024	David Conway		

REVIEWED RESIDENTIAL LAND USE PLAN AMENDMENT/REZONING DEVELOPMENTS WITH INCREASED DENSITY

No.	Project Name/Number	Existing Land Use/Zoning	Permitted Units & Type	Proposed Land Use/Zoning	Additional Units & Type		Total Number of Units and Type	Jurisdiction						Students Generated	Total Students Generated	Requested Mitigation of Anticipated Students	Developer Agreed to Provide Mitigation	Agency Imposing Conditions	Mitigation Option	Date Reviewed	Developer /Owner	
									Schools Impacted													
									Elementary	Students Generated	Middle	Students Generated	High									
18	Orangebrook Golf & Country Club Residences	Recreation and Open Space	0	Irregular (45.2) Residential/ Commercial Recreation	750	HR	750	HR	Hollywood	Colbert	7	McNicol	11	Hallandale	5	23	No	N/A	N/A	N/A	8/14/2024	City of Hollywood
19	Plantation Marketplace Land Use Plan Amendment	Commercial/Industrial	0	Dashed Lined Area	653	HR	653	HR	Plantation	Peters	6	Plantation	10	Plantation	4	20	No	N/A	N/A	N/A	8/21/2024	7023 Broward LLC
20	9900 Commercial	Low (5) Residential/	0	Irregular Residential	384	MR	384	MR	Sunrise	Discovery	8	Westpine	7	Piper	15	30	No	N/A	N/A	N/A	9/23/2024	George I. Platt as
21	824 NE 22 Dr.	Single Family		Two-Family Duplex	2	TH	2	TH	Wilton Manors	Wilton	0	Sunrise	0	Fort	0	0	No	N/A	N/A	N/A	10/23/2024	TOPOS SB, LLC
22	1670 NE 38th Street	Community	0	Low (5) Residential	6	SF	6	SF	Oakland Park	Oakland Park	3	James S.	3	Northeast	3	9	No	N/A	N/A	N/A	11/1/2024	
TOTAL			4,822		18, 596		23,615				1,130		605		1,064	2,799						

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department,

SF: Single Family; TH: Townhomes; GA: Garden Apartments; MR: Midrise; HR: High-rise; MH: Mobile Homes

N/A: Not Applicable

*Rezoning

**APPROVAL/EFFECTIVE DATES REGARDING IMPLEMENTATION OF THE PROVISIONS OF THE THIRD AMENDED
AND RESTATED INTERLOCAL AGREEMENT (TRILA) FOR PUBLIC SCHOOL FACILITY PLANNING**

Local Governments/Entity	TRILA Approval Date	Effective Date For* Comprehensive Plan Amendment	Land Development Code (LDC)**/Policy Adoption Date	Comments
Coconut Creek	12/14/2017	1/11/2024	1/11/2024	
Cooper City	10/24/2017	N/A 1	N/A 2	
Coral Springs	5/16/2018	10/6/2021	4/19/2023	
Dania Beach	2/27/2018		N/A 2	City staff indicated that the City is working on the Recertification of their Comprehensive Plan with the Broward County Planning Council.
Davie	12/6/2017	11/13/2020	3/4/2020	
Deerfield Beach	6/5/2018	11/15/2022	N/A 2	
Fort Lauderdale	12/19/2017	11/20/2020	2/15/2022	
Hallandale Beach	12/20/2017	12/6/2023	12/6/2023	
Hollywood	5/2/2018			
Lauderdale-By-The-Sea	10/10/2017			Town staff indicated that the Town is in process to amend both the Comprehensive Plan and LDC without giving any specific anticipated date.
Lauderdale Lakes	5/22/2018	12/22/2020	12/22/2020	
Lauderhill	11/27/2017	6/8/2020	N/A 1	
Margate	Denied 1/31/2018	4/17/2019	N/A 2	
Miramar	1/17/2018	4/10/2021	N/A 2	
North Lauderdale	7/10/2018	N/A 1	N/A 2	
Oakland Park	5/2/2018	7/17/2024	7/17/2024	
Parkland	11/1/2017	12/16/2020	12/16/2020	
Pembroke Park	12/13/2017	3/8/2017	3/12/2008	
Pembroke Pines	12/20/2017	10/29/2019	10/29/2019	
Plantation	11/8/2017	8/23/2023	3/21/2021	
Pompano Beach	2/13/2018	10/27/2020	N/A 2	
Southwest Ranches	11/9/2017	1/28/2021	1/28/2021	
Sunrise	3/13/2018	10/9/2018	1/14/2020	
Tamarac	12/13/2017			City staff indicated that both the Comprehensive Plan amendments are anticipated to be complete by early 2025.
West Park	6/20/2018			
Weston	12/4/2017			
Wilton Manors	6/12/2018	12/12/2019	N/A 2	
Broward County	9/14/2017	5/12/2019	5/19/2020	
The School Board of Broward County, Florida	6/13/2017	***	12/4/2018****	

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

N/A 1 = Under Effective Date of Comprehensive Plan Amendment indicates that the municipality's public school facilities element of the comprehensive plan references Broward County's plan regarding the Level Of Service (LOS) for PSC.

N/A 2 = Under LDC/Policy adoption date indicates that the municipality adopted Broward County LDC by reference or the municipality's LDC indicates compliance with Public School Concurrency (PSC) requirements consistent with TRILA, therefore, no LDC amendment is necessary.

* Comprehensive Plan Amendment which includes the Capital Improvement Element

** Per Local Government/School Board

*** The School Board of Broward County (SBBC), Florida is not a local governmental planning entity, as such it does not have a comprehensive plan

**** Indicates the approval date of SBBC Growth Management Policy 1161 to incorporate the requirements of TRILA

Indicates municipalities that did not amend their Comprehensive Plan and/or LDC

BROWARD COUNTY QUARTERLY REPORTS REGARDING APPROVED RESIDENTIAL LAND USE PLAN AMENDMENTS (LUPA'S),
PLATS AND SITE PLANS
2024

Quarter	PLATS				SITE PLANS			LAND USE PLAN AMENDMENTS			
	Plat Number	SBBC Number	Date Received	Comments	SBBC Project Number	Date Received	Comments	LUPA Number	SBBC Project Number	Date Received	Comments
1st Quarter	106-MP-05	902-2010	2/26/2024	N.W. 27th Avenue Plat, 28 TH, approved 1/23/24				PC 23-5.B	3525-2023	2/21/2024	Corresponding amendment PC 23-5- The Club at Emerad Hills, 363 TH
	114-MP-90	3388-2022	2/26/2024	The Enclave at Hillsboro Beach, 28 GA & 72 HR, approved 1/23/24							
	031-MP-22	3370-2022	3/8/2024	Skyrise Townhomes, 50 TH, approved 3/7/2024							
2nd Quarter	026-MP-22	2961-2020	4/17/2024	Homes at Parkland Royale, 205 SF, approved 4/16/2024				PC 24-4	3287-2022	6/5/2024	Residences at Plantation Square, 284 MR, approved 6/4/2024
	032-MP-22	3333-2022	4/17/2024	Shoppes of Wilton, 252 MR, approved 4/16/2024							
	023-MP-23	3439-2022	5/9/2024	Parc View Townhomes, 6 TH, approved 5/7/2024							
	035-MP-23	3555-2023	5/9/2024	Residences at Beverly Park, 115 HR, approved 5/7/2024							
	016-MP-23	3579-2023	6/24/2024	Bal Harbour Village, 7 SF, approved 6/6/2024							
	032-MP-23	3255-2022	6/24/2024	Spykes Grove, 51 TH & 35 SF, approved 6/6/2024							
3rd Quarter	011-MP-23	3147-2021	10/1/2024	Davis South, 383 MR, approved 8/22/2024				PC 24-2	3759-2024	9/10/2024	555 SW 3rd Avenue, 22 TH, approved 9/5/2024
	001-MP-23	3484-2022	10/1/2024	Haydee Grove, 4 SF, approved 9/5/2024				PC 24-5	3569-2023	9/10/2024	Village at Oakland Park, 520 GA, approved 9/5/2024

BROWARD COUNTY QUARTERLY REPORTS REGARDING APPROVED RESIDENTIAL LAND USE PLAN AMENDMENTS (LUPA'S),
PLATS AND SITE PLANS
2024

Quarter	PLATS				SITE PLANS			LAND USE PLAN AMENDMENTS			
	Plat Number	SBBC Number	Date Received	Comments	SBBC Project Number	Date Received	Comments	LUPA Number	SBBC Project Number	Date Received	Comments
4th Quarter	037-MP-22	3386-2022	10/11/2024	Generation at Wilton Manors, 190 MR, approved 10/8/2024				PC 24-7	3485-2022	12/12/2024	Park Road , 740 HR, approved 12/10/2024
	009-MP-20	2864-2020	10/23/2024	Adler Plat, 355 HR, 10/22/2024							
	042-MP-22	3438-2022	10/23/2024	GC Hillsboro Residential, 360 MR, 10/22/2024							
	040-MP-22	3737-2024	10/23/2024	Mainstreet at Coconut Creek, 540TH, 1,820 MR, 10/22/2024							

MUNICIPAL QUARTERLY REPORTS REGARDING APPROVED RESIDENTIAL LUPA'S, REZONING AND SITE PLAN APPLICATIONS
2024

ATTACHMENT "E-2"

Municipality	1st Quarter					2nd Quarter					3rd Quarter					4th Quarter				
	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments
Unincorporated Broward County	n/a	LUPA PC 24-1, 10 DUs**	4/8/2024	2/20/2024	Approved	3747-2024	Rezoning 24-Z2, 48 MR***	7/1/2024	6/4/2024	Approved	3747-2024	Rezoning 24-Z4, 48 MR***	10/7/2024	6/4/2024	Approved					
	n/a	Rezoning 23-Z3, 15 DUs***	4/8/2024	2/20/2024	Approved															
Coconut Creek																				
Cooper City			4/29/2024		No Activity			7/23/2024		No Activity	3646-2023	Hanson Park, 38 SF*	10/7/2024	8/27/2024	Approved					
											3646-2024	Hanson Park, 38 SF ***	10/7/2024	8/27/2024	Approved					
Coral Springs	3536-2023	Habitat For Humanity (North), 7 TH*	5/30/2024	2/6/2024	Approved			8/20/2024		No Activity										
	3631-2023	Habitat For Humanity (South), 6 TH*	5/30/2024	2/6/2024	Approved															
Dania Beach			5/3/2024		No Activity			7/24/2024		No Activity	3364-2022	Dania 101, 102 HR*	11/13/2024	7/9/2024	Approved					
Town of Davie						3533-2023	Soleste Reserve, 353 MR*	7/25/2024	4/17/2024	Approved			10/21/2024		No Activity					
						3734-2024	5500 Davie, 8 SF & 7 TH*	7/25/2024	6/5/2024	Approved										
Deerfield Beach	3438-2022	Hillsboro Center, 360 MR***	4/20/2024	2/20/2024	Approved	3759-2024	LUPA #66A, City of Deerfield, 22 TH **	7/10/2024	5/21/2024	Approved			10/7/2024		No Activity					
	3445-2022	NY Deerfield, 13 MH *	4/20/2024	1/9/2024	Approved	3425-2022	Deerfield Beach Apts, 6 MR*	7/10/2024	6/18/2024	Approved										
	3438-2022	Hillsboro Center, 360 MR*	4/20/2024	2/20/2024	Approved															
Fort Lauderdale	2853-2020	Westin/Aura Cypress Creek, 340 HR ***	5/31/2024	3/19/2024	Approved	n/a	1714 W State Road 84***	7/17/2024	4/2/2024	Approved	3260-2022	The Arcadian, 502 HR*	11/6/2024	4/4/2024	Approved					
	n/a	1714 W State Road 84 ***	5/31/2024	4/2/2024	Approved	n/a	LA Lee YMCA Mizell Center***	7/17/2024	4/16/2024	Approved										
	n/a	Radice Corporate Center ***	5/31/2024	3/5/2024	Approved	n/a	Lockhart Community Park***	7/17/2024	5/21/2024	Approved										
	2853-2020	Westin/Aura Cypress Creek, 340 HR*	5/31/2024	3/19/2024	Approved	n/a	Hector Park***	7/17/2024	4/2/2024	Approved										
	3407-2022	2900 W. Broward Boulevard, 85 MR*	5/31/2024	3/21/2024	Approved	n/a	Major William Lauderdale Park ***	7/17/2024	4/2/2024	Approved										
	740-2009	Bahia Mar PDD, 420 HR*	5/31/2024	6/20/2023	Approved	n/a	Virginia Young Park***	7/17/2024	4/2/2024	Approved										

A blank on this attachment indicates municipalities who did not provide a response to the quarterly report request.
No Activity indicates the municipalities who reported no development activites took place for the cited quarter.

* Site Plan
** Land Use Plan Amendment (LUPA)
*** Rezoning

MUNICIPAL QUARTERLY REPORTS REGARDING APPROVED RESIDENTIAL LUPA'S, REZONING AND SITE PLAN APPLICATIONS
2024

ATTACHMENT "E-2"

Municipality	1st Quarter					2nd Quarter					3rd Quarter					4th Quarter				
	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments
	3490-2023	RD Las Olas Residences, 192 HR*	5/31/2024	11/30/2023	Approved	n/a	Welcome Park***	7/17/2024	4/2/2024	Approved										
						n/a	728 NW 3 Street***	7/17/2024	6/18/2024	Approved										
						n/a	812 NW 1 Avenue***	7/17/2024	6/18/2024	Approved										
						n/a	150 NW 68 Street***	7/17/2024	6/4/2024	Approved										
						n/a	150 NW 68 Street***	7/17/2024	6/4/2024	Approved										
						3714-2023	The Nine at Progresso, 9 TH *	7/17/2024	5/14/2024	Approved										
						3584-2023	1700 Andrews, 11 TH *	7/17/2024	5/1/2024	Approved										
						3071-2021	901 North (f.k.a RK Center), 797 HR*	7/17/2024	2/23/2024	Approved										
						2403-2018	The Terraces, 22 HR*	7/17/2024	3/27/2024	Approved										
						3681-2023	River Oaks Cluster, 17 TH*	7/17/2024	5/15/2024	Approved										
Hallandale Beach																				
Hollywood																				
Lauderdale-By-The-Sea																				
Lauderdale Lakes			5/1/2024		No Activity			7/11/2024		No Activity										
Lauderhill			4/11/2024		No Activity			7/8/2024		No Activity			10/4/2024		No Activity			12/9/2024		No Activity
Margate																				
Miramar																				
North Lauderdale			5/16/2024		No Activity															
Oakland Park			5/10/24		No Activity	n/a	Orange Grove Townhomes I, 10 SF***	8/1/2024	5/1/2024	Approved	3569-2023	The Village of Oakland Park PUD, 144 TH & 355 MR*	11/1/2024	9/18/2024	Approved					
						n/a	Orange Grove Townhomes II, 6 TH***	8/1/2024	5/1/2024	Approved										
						n/a	Wood DWG, LLC, 2 GA*	8/1/2024	4/26/2024	Approved										
						2379-2018	Project O2, 165 MR*	8/1/2024	6/28/2024	Approved										
						3594-2023	Horizon of Oakland Park, 310 MR*	8/1/2024	7/2/2024	Approved										

A blank on this attachment indicates municipalities who did not provide a response to the quarterly report request.
No Activity indicates the municipalities who reported no development activites took place for the cited quarter.

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Site Plan
** Land Use Plan Amendment (LUPA)
*** Rezoning

MUNICIPAL QUARTERLY REPORTS REGARDING APPROVED RESIDENTIAL LUPA'S, REZONING AND SITE PLAN APPLICATIONS
2024

ATTACHMENT "E-2"

Municipality	1st Quarter					2nd Quarter					3rd Quarter					4th Quarter				
	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residenial Type/Unit Mix	Date Received	Final Approval Date	Comments
Parkland																				
Town of Pembroke Park			4/29/2024		No Activity															
Pembroke Pines								7/11/2024		No Activity			12/9/2024		No Activity	3058-2021	Edison, 350 MR*	12/9/2024	11/14/2024	Approved
Plantation			4/11/2024		No Activity			6/27/2024		No Activity										
Pompano Beach						3587-2023	Covent Gardens, 40 TH*	7/9/2024	6/26/2024	Approved	n/a	GLC 22nd, 67 MR*	10/1/2024	7/24/2024	Approved					
						3664-2023	911 E. Atlantic, 5TH & 73 MR*	7/9/2024	6/26/2024	Approved										
Town of Southwest Ranches			4/29/2024		No Activity			7/10/2024		No Activity			10/7/2024		No Activity					
Sunrise			6/20/2024		No Activity	3037-2021	Sunrise Country Club, 300 SF & 500 TH**	12/2/2024	6/11/2024	Approved			12/2/2024		No Activity					
Tamarac						3664-2023	Advantis Tamarac, 278 MR **	7/10/2024	6/26/2024	Approved								12/12/2024		No Activity
						3664-2023	Advantis Tamarac, 278 MR***	7/10/2024	6/26/2024	Approved										
						3664-2023	Advantis Tamarac, 278 MR*	7/10/2024	6/26/2024	Approved										
West Park																				
Weston			5/2/2024		No Activity	n/a	357 Racquet Club Rd, 245 MR*	9/20/2024	5/20/2024	Approved										
Wilton Manors	3596-2023	57 Wilton Manors, 2 MR*	6/14/2024	3/11/2023	Approved	n/a	Wilton Hotel*	8/20/2024	6/11/2024	Approved			11/26/2024		No Activity					

 Indicates projects approved without School Capacity Availability Determination (SCAD) Letter.

MUNICIPAL QUARTERLY REPORTS REGARDING APPROVED VESTED SITE PLANS
2024

ATTACHMENT "F"

Municipality	1st Quarter					2nd Quarter					3rd Quarter					4th Quarter				
	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments	SBBC Project Number	Development and Residential Type/Unit Mix	Date Received	Final Approval Date	Comments
Unincorporated																				
Broward County																				
Coconut Creek																				
Cooper City																				
Coral Springs																				
Dania Beach																				
Town of Davie																				
Deerfield Beach																				
Fort Lauderdale																				
Hallandale Beach																				
Hollywood																				
Lauderdale-By-The-Sea																				
Lauderdale Lakes																				
Lauderhill																				
Margate																				
Miramar																				
North Lauderdale																				
Oakland Park	3041-2021	Sy Building, 140 MH	5/9/2024	1/18/2023	Approved															
	3149-2021	R.E.S. Elite Development Townhomes 3 TH	5/9/2024	6/16/2021	Approved															
Parkland																				
Town of Pembroke Park																				
Pembroke Pines																				
Plantation																				
Pompano Beach																				
Town of Southwest Ranches																				
Sunrise																				
Tamarac																				
Town of Southwest Ranches																				
West Park																				
Weston																				
Wilton Manors																				

A blank on this attachment indicates that either the municipalities had no vested site plan or the municipalities did not report approval of the vested site plan for the cited quarter

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

LIST OF COUNTY RESIDENTIAL PLATS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	Plat No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final County Commission Approval	Date District Received Notification from Broward County Re: Final Approval
1*	3727-2024	015-MP-81	1/23/2024	Hollywood	Dick Lloyd Plat		
2*	3728-2024	040-MP-23	1/23/2024	Parkland	TFC Parkland Storage		
3	2902-2020	018-MP-23	1/24/2024	Davie	Marigold		
4	3333-2022	032-MP-22	2/5/2024	Wilton Manors	Shoppes of Wilton	4/16/2024	4/16/2024
5	3484-2022	001-MP-23	2/28/2024	Southwest Ranches	Haydee Grove	9/5/2024	10/1/2024
6	3761-2024	005-MP-24	2/28/2024	Dania Beach	GMAX		
7*	3765-2024	101-MP-87	3/8/2024	Coconut Creek	Coolidge Plat		
8*	3766-2024	160-MP-87	3/8/2024	Coconut Creek	Tilinda Plat		
9*	3764-2024	002-MP-24	3/8/2024	Wilton Manors	Wilton Five Points		
10*	3789-2024	004-MP-24	3/21/2024	Davie	TIES Davie		
11	3785-2024	034-MP-22	3/25/2024	Dania Beach	Oaks Place II		
12	1759-2015	006-MP-23	4/5/2024	Hallandale Beach	Beach Gateway		
13	3555-2023	035-MP-23	4/5/2024	Hollywood	Residences at Beverly Park	5/7/2024	5/9/2024
14	859-2010	058-MP-07	5/13/2024	Pompano Beach	LIVE! Pompano		
15	3737-2024	40-MP-22	5/22/2024	Coconut Creek	MainStreet at Coconut Creek	10/23/2024	10/22/2024
16	3836-2024	025-MP-24	6/11/2024	Plantation	Mazel Tov Estate		
17	3837-2024	024-MP-24	6/11/2024	Plantation	2nd Street Estates Plat		
18	2763-2019	038-MP-19	7/30/2024	Davie	Davie Estates Replat		
19*	3872-2024	030-MP-86	8/5/2024	Hallandale Beach	Biltmore Mansions		
20	3475-2022	019-MP-24	8/15/2024	Davie	Davis North		
21	2864-2020	009-MP-20	9/19/2024	Dania Beach	Adler Plat	10/23/2024	10/22/2024
22	3454-2022	080-MP-02	10/15/2024	Sunrise	Fruscians Tract Plat Note Amendment		
23*	3903-2024	021-MP-24	10/14/2024	Pembroke Park	PS Pembroke Plat		
24	3386-2022	037-MP-22	9/6/2024	Wilton Manors	Generation at Wilton Manors	10/8/2024	10/11/2024
25	3147-2021	011-MP-23	5/14/2024	Davie	Davis South	8/22/2024	10/1/2024
26*	3912-2024	107-MP-01	10/25/2024	Deerfield Beach	Greystar Plat		
27*	3923-2024	027-MP-85	11/18/2024	Hollywood	Federation Manor		
28*	299-2008	023-MP-95	11/15/2024	Coconut Creek	Alexander Young Plat		
29*	3925-2024	026-MP-24	11/18/2024	Hollywood	ECW Stirling at the Ark		

LIST OF COUNTY RESIDENTIAL PLATS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	Plat No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final County Commission Approval	Date District Received Notification from Broward County Re: Final Approval
30	1759-2015	006-MP-23	11/20/2024	Hallandale Beach	Beach Gateway		
31	859-2010	05-MP-07	11/21/2024	Pompano Beach	Pompano Park Racino Plat		
32	3485-2022	27- MP-24	12/12/2024	Hollywood	Park Road Redevelopment		
33*	3940-2024	029-MP-24	12/12/2024	Davie	5000 Davie		
34*	3939-2024	028-MP-24	12/12/2024	Fort Lauderdale	1001 Sub		
35	2902-2020	018-MP-23	12/13/2024	Davie	Marigold		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department
Determined exempt by SBBC

LIST OF RESIDENTIAL SITE PLANS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final Approval From Local Governing Body	Date District Received Notification from Local Government Re: Final Approval
1*	3732-2024	1/23/2024	Davie	Jairo Coy		
2	3521-2023	1/24/2024	Fort Lauderdale	WP Aspire Cypress Creek		
3	3734-2024	1/24/2024	Davie	5500 Davie Road	6/5/2024	7/25/2024
4	3722-2024	1/24/2024	Fort Lauderdale	650 N Andrews		
5	2717-2019	1/29/2024	Pompano Beach	Pompano Beach Townhomes		
6	3621-2023	1/29/2024	Hollywood	810 South Dixie Highway		
7	3741-2024	1/29/2024	Oakland Park	Oakland Park Townhouse		
8	3752-2024	2/5/2024	Davie	Eden Estates		
9	3440-2022	2/5/2024	Pompano Beach	Sunexus Apartment at Pompano Beach		
10	3746-2024	2/5/2024	Davie	Rexmere Woods		
11	3744-2024	2/5/2024	Fort Lauderdale	Sage Intracoastal		
12	3496-2023	2/12/2024	Pembroke Park	Pembroke Park Villa 28 Units		
13	3756-2024	2/20/2024	Fort Lauderdale	The Mansions at Riverland		
14	3751-2024	2/26/2024	Weston	Gables Weston		
15	3762-2024	2/28/2024	Deerfield Beach	Key West Villas		
16*	3772-2024	3/4/2024	Oakland Park	FHO Temple Hall and Kitchen		
17*	3774-2024	3/4/2024	Oakland Park	Furnished Living LLC Duplex		
18	2860-2020	3/4/2024	Hallandale Beach	Leisure Apartments		
19	3443-2022	3/11/2024	Pompano Beach	1207 E Atlantic Blvd		
20	3776-2024	3/13/2024	Fort Lauderdale	The Laramore		
21	3778-2024	3/13/2024	Coral Springs	Toledo		
22	3780-2024	3/20/2024	Tamarac	Advantis Tamarac	6/26/2024	7/9/2024
23*	3786-2024	3/25/2024	Hollywood	1835 Fletcher Apartments		
24*	3797-2024	4/12/2024	Southwest Ranches	Jos Residences		
25	3790-2024	4/12/2024	Lauderhill	Arthouse 441		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Determined exempt by SBBC

LIST OF RESIDENTIAL SITE PLANS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final Approval From Local Governing Body	Date District Received Notification from Local Government Re: Final Approval
26	3793-2024	4/18/2024	Hallandale Beach	The Web Center		
27	2973-2020	4/2/2024	Plantation	8601 W. Sunrise Blvd Redevelopment		
28*	3805-2024	4/18/2024	Hallandale Beach	KFC		
29*	3806-2024	4/18/2024	Hallandale Beach	CBV LLC Single House		
30*	3801-2024	4/18/2024	Hallandale Beach	115 NW 5th Ave		
31	3162-2024	4/30/2024	Fort Lauderdale	Ocean Park Residences		
32	3809-2024	4/30/2024	Fort Lauderdale	Urbania Flagler 1st Ave		
33	3795-2024	4/30/2024	Fort Lauderdale	730 NE 4th Ave		
34*	3810-2024	4/30/2024	Southwest Ranches	5795 SW 130th		
35	2847-2020	5/9/2024	Margate	Melaleuca Gardens		
36	3814-2024	5/9/2024	Fort Lauderdale	809 NE 16th Avenue Townhouses		
37	3823-2024	5/9/2024	Lauderhill	Commercial Commons Residential Mixed-Use		
38	3619-2023	5/9/2024	Weston	Saddle Club Manor Development		
39*	3721-2024	5/13/2024	Southwest Ranches	5200 Hancock Road		
40	3807-2024	5/13/2024	Oakland Park	Stevenville Townhomes		
41	3812-2024	5/13/2024	Fort Lauderdale	M.M.R.T. Plat		
42	3826-2024	5/16/2024	Hollywood	Quads Plaza at Hollywood		
43	3827-2024	5/16/2024	Hollywood	Lincoln Park Residences		
44*	3819-2024	5/22/2024	Fort Lauderdale	Fort Lauderdale Studio Initiative		
45*	3825-2024	6/11/2024	Southwest Ranches	5215 SW 210 Terrace		
46*	3843-2024	6/11/2024	Hallandale Beach	617 NW 4th Ave Modular Steel Home		
47*	3841-2024	6/11/2024	Hallandale Beach	610 NW 6th Ave Modular Steel Home		
48*	3840-2024	6/11/2024	Hallandale Beach	538 NW 6th Ave Modular Steel Home		
49*	3592-2023	6/21/2024	Hallandale Beach	Hallandale Dual Brand Hotel		
50	3845-2024	6/27/2024	Miramar	Muskoka Partners Miramar Apartments		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Determined exempt by SBBC

LIST OF RESIDENTIAL SITE PLANS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final Approval From Local Governing Body	Date District Received Notification from Local Government Re: Final Approval
51	3844-2024	6/27/2024	Sunrise	Pine Island Park		
52*	3218-2021	6/27/2024	Hollywood	1926 Johnson Street		
53*	2909-2020	6/27/2024	Hollywood	1939 Funston Street		
54*	3847-2024	6/27/2024	Unincorporated Broward County	5611 NW 77th Ct		
55	3853-2024	7/11/2024	Miramar	Najibe Gardens 6333		
56	3852-2024	7/11/2024	Miramar	Najibe Gardens 6340		
57	3859-2024	7/11/2024	Hollywood	Oakwood East Multifamily		
58	3849-2024	7/11/2024	Davie	Prestige Davie		
59	3850-2024	7/11/2024	Pompano Beach	Seabird Pompano Townhouses		
60	3846-2024	7/15/2024	Fort Lauderdale	Arthaus (f/k/a 500 Art lofts)		
61	3865-2024	7/17/2024	Plantation	Plantation Crossroads		
62	3858-2024	7/18/2024	Sunrise	Solterra		
63*	3864-2024	7/18/2024	Pompano Beach	400 Sunset Dr.		
64	3861-2024	7/30/2024	North Lauderdale	Habitat for Humanity North Lauderdale		
65	3287-2022	7/30/2024	Plantation	Residences at Plantation Square		
66	3863-2024	8/5/2024	Hollywood	3003 Granada Street		
67	3875-2024	8/5/2024	Hallandale Beach	Vita		
68*	3260-2022	8/5/2024	Fort Lauderdale	The Arcadian		
69	3297-2022	8/7/2024	Davie	Saddlebridge at Downtown Davie		
70	3870-2024	8/7/2024	Fort Lauderdale	The Amalfi		
71*	3871-2024	8/7/2024	Hallandale Beach	305 SW 5 ST Hallandale Beach		
72*	3877-2024	8/19/2024	Miramar	The Azad Family Residence		
73*	3874-2024	8/19/2024	Hollywood	Giltor 36 LLC		
74	3747-2024	2/9/2024	Broward Municipal Services District	Elderly Affordable Housing Apartments		
75	3572-2023	2/28/2024	Hollywood	5824 Taft Townhomes		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Determined exempt by SBBC

LIST OF RESIDENTIAL SITE PLANS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final Approval From Local Governing Body	Date District Received Notification from Local Government Re: Final Approval
76	3773-2024	3/11/2024	Hollywood	Diplomat Landings		
77	2236-2017	3/20/2024	Hallandale Beach	Eighth Avenue Commons		
78	3788-2024	3/20/2024	Miramar	Residences at Foxcroft Cove		
79	3386-2022	4/2/2024	Wilton Manors	Generation at Wilton Manors		
80	3273-2022	4/18/2024	Coral Springs	City Village		
81	3815-2024	5/16/2024	Pembroke Pines	Shops at Pembroke Gardens		
82	3820-2024	5/22/2024	Parkland	Toll Brothers at Heron Bay		
83	3569-2023	5/28/2024	Oakland Park	Village at Oakland Park		
84	2586-2019	6/11/2024	Oakland Park	Cypress Crossing		
85	2784-2019	7/11/2024	Deerfield Beach	Centrum Deerfield Beach		
86*	3883-2024	7/26/2024	Sunrise	Sawgrass Commercial		
87	3878-2024	8/1/2024	Fort Lauderdale	Cypress Multifamily		
88	3881-2024	8/1/2024	Pompano Beach	Lakes At Palm Aire		
89	3888-2024	9/11/2024	Hallandale Beach	Blue Park		
90*	3887-2024	9/13/2024	Southwest Ranches	Castillo Residence		
91*	3884-2024	9/13/2024	Hallandale Beach	Hallandale 312 NW 9th St		
92	1694-2014	9/23/2024	Pompano Beach	WH Pompano		
93	3894-2024	9/30/2024	Dania Beach	Mango Townhouses		
94*	3897-2024	10/4/2024	Davie	Lorson		
95	3649-2023	10/15/2024	Fort Lauderdale	DeParc		
96	3892-2024	10/15/2024	Hallandale Beach	Pembroke Road Mixed Use Development		
97	3891-2024	10/15/2024	Pembroke Park	Ekos Pembroke Park		
98	3538-2023	9/23/2024	Wilton Manors	Wilton Yards		
99	3568-2023	10/25/2024	Pompano Beach	Oaks at Palm Aire Plat		
100*	3907-2024	10/25/2024	Southwest Ranches	Erik Martinez Residence		
101	3904-2024	10/28/2024	Pompano Beach	3151 N Federal		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Determined exempt by SBBC

LIST OF RESIDENTIAL SITE PLANS REVIEWED FOR PUBLIC SCHOOL CONCURRENCY DETERMINATION

2024

No.	SBBC No.	SCAD Issue Date	Jurisdiction	Project Name	Date Received Final Approval From Local Governing Body	Date District Received Notification from Local Government Re: Final Approval
102	3906-2024	10/28/2024	Pembroke Park	Pembroke Oaks		
103	3910-2024	10/28/2024	Dania Beach	V. E. D. Multifamily Building		
104	3909-2024	10/28/2024	Margate	3271 N. State Road 7		
105	3913-2024	10/28/2024	Hollywood	2242-2246 Monroe Street Apartments		
106*	3905-2024	10/29/2024	Fort Lauderdale	2600 Dolphin		
107*	3917-2024	11/1/2024	Fort Lauderdale	Calvary Chapel West Campus		
108	3895-2024	11/8/2024	Oakland Park	JAI Residences		
109	3921-2024	11/20/2024	Fort Lauderdale	Crown Holding, LLC		
110	3920-2024	11/20/2024	Hollywood	Hollywood Oaks Apartments		
111	3919-2024	11/20/2024	Hollywood	2327-2339 Lincoln Street Townhomes		
112	3922-2024	11/20/2024	Hallandale Beach	Golden 496 LLC		
113	3572-2023	12/5/2024	Hollywood	5824 Taft Townhomes		
114	2427-2018	12/5/2024	Tamarac	Woodmont Pod D Townhomes		
115	3933-2024	12/6/2024	Oakland Park	Greenpines		
116	3929-2024	12/6/2024	Oakland Park	3701 N. Powerline Road Apartment		
117	3928-2024	12/6/2024	Pompano Beach	20-Acre Lennar Residential Development		
118	3931-2024	12/13/2024	Hollywood	2306 Van Buren Street		
119*	3934-2024	12/13/2024	Hallandale Beach	Wilferz Duplex II		
120*	3941-2024	12/13/2024	Hollywood	1714 Van Buren		
121*	3932-2024	12/13/2024	Hollywood	1118 - 1126 N. 17 Ave		
122*	3936-2024	12/13/2024	Oakland Park	Oakland Park Townhomes		
123*	3935-2024	12/13/2024	Hallandale Beach	460 Alamanda		

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department

* Determined exempt by SBBC

**The Oversight Committee Meeting
For Implementation of the Third Amended and Restated
Interlocal Agreement for Public School Facility Planning
Broward County, Florida**

Back-Up Agenda Item # 8.2

Presentation – The Interlocal Agreement, The
Oversight Committee, Development Review, and
Public-School Concurrency 101



THE INTERLOCAL AGREEMENT, THE OVERSIGHT COMMITTEE, DEVELOPMENT REVIEW, AND PUBLIC-SCHOOL CONCURRENCY 101

The Oversight Committee Meeting
January 8, 2025

Presented By:

Chris O. Akagbosu, Director, Facility Planning and Real Estate Department

General Phases of Development Review Process and Pertinent Terminology

- ❖ **Comprehensive Plan**: Prescribes the principles, guidelines, and standards for the development of a jurisdiction (such as a county or municipality).
- ❖ **Land Use**: The type of development that is permitted on a site by local governmental law (Broward County and Municipalities) i.e. residential, commercial, office, etc.
- ❖ **Zoning**: Laws that govern specifically how an area can be used such as: single family, townhouse, garden apartment, office, commercial, industrial, etc. consistent with the underlying land use.
- ❖ **Plat**: A map depicting the division or subdivision of a tract or parcel of land(s) into lot(s), block(s), etc.
- ❖ **Site Plan**: A detailed plan which depicts the location of improvements (houses, offices, etc.) on a parcel of land which also contains all the information required by zoning ordinances.
- ❖ **Building Permit**: A permit granted by a government agency to construct a specific project on a specific site, under the terms of the permit and consistent with the permitted site plan.
- ❖ **Certificate of Occupancy**: Written authorization given by a local municipality or County that allows a newly completed or substantially completed structure to be inhabited.



The Interlocal Agreement and the Oversight Committee

- ❖ **2002:** Enacted Florida Statutes, Sections 163.31777 and 1013.33, required each Florida school district to enter into an interlocal agreement (ILA) with local county and municipalities.
- ❖ **2003:** ILA between School Board of Broward County, Florida (SBBC), Broward County Commission, and initially, 26 municipalities, became effective in early spring 2003. ILA primarily requires:
 - Intergovernmental coordination amongst the parties to address proposed (residential/non-residential) development and the availability of school capacity to accommodate anticipated student impact; and impact to school facilities.
 - Broward County and municipalities to establish a Public-School Facilities Element (PSFE) in their comprehensive plan.
 - Establish an oversight committee to oversee ILA.



The Interlocal Agreement and the Oversight Committee

- ILA establishes a 15-member Oversight Committee (OC); 5 members appointed by SBBC, 5 members appointed by the Broward County Commission, and 5 members by the 26 municipal signatories via Broward League of Cities.
- Initial responsibilities of the OC comprised of:
 - ✓ Oversee the ILA to ensure each signatory complies with provisions of the ILA
 - ✓ Meet at least once a year (**Note**, via OC By-Laws, the OC agrees to meet quarterly each year)
 - ✓ Issue an annual report on implementation of the ILA in each preceding year, provide report to each ILA signatory, and publish the report
- Jointly address on-site and offsite improvements
- Jointly coordinate colocation of Broward County Public Schools (BCPS) facilities with local government facilities



The Interlocal Agreement and the Oversight Committee

- ❖ **2008:** Enacted Sections 163.3180(13), 163.31777, 1013.33 FS, requires amendment of each ILA to include and mandate implementation of **1. Public School Concurrency (PSC); 2. Adoption of Concurrency Service Areas (CSA); 3. Level of Service Standard (LOS)**. Also, implement PSC as part of the development review process. Law required the following:
- Adopted LOS must be maintained within the 5-year period of each capital plan to ensure plan's financial feasibility within cited period.
 - Each local government to adopt amendments to its comprehensive plan and include PSC in its PSFE which delineates PSC requirements.
 - **First Amendment to ILA** - SBBC initiated the amendment to include PSC, and adoption of an LOS of 100% of permanent capacity.
 - Adopted each elementary, middle, and high school boundary as the CSA to measure the adopted LOS.
 - First amended ILA became effective in February 2008.



The Interlocal Agreement and the Oversight Committee

- ILA recognized SBBC's 5-Year District Educational Facilities Plan (DEFP) as the 5-year capital plan, and each signatory adopting PSC provisions and the LOS in its 5-Year capital plan, or the LOS by reference as codified in the DEFP.
- SBBC amended its School Board (SB) Growth Management policy 1161 to include adopted LOS of 100% permanent capacity, each school level as CSA, and delineated its PSC requirements/processes in the Policy.
- **NOTE:** SBBC's approach was to utilize the following measures to ensure its 5-year DEFP was financially feasible within the 5-year period: **1. If feasible, new school construction and capacity additions; 2. Implementation of applicable provisions in SB Policy 8010 (then Policy 5000), to include – 1. Capping enrollment at subject schools; 2. School boundary changes.**
- **NOTE:** At that time, 110% - 120% permanent capacity was the measure in SB Policy 5000 to determine if an elementary, middle, or high school was overcrowded; and greater than 120% permanent capacity was considered critically overcrowded.
- OC's responsibilities revised to include the following: 1. Receive information for potential collocation/shared use; 2. Cooperation from the County and municipalities to further the OC's work; 3. Role in the ILA Appeal Process; 4. Role in the Process to amend the ILA.



The Interlocal Agreement and the Oversight Committee

- ❖ **2010: Second Amendment to ILA** - SBBC initiated a second amendment to ILA to adopt a revised LOS of 100% gross capacity (permanent + portable capacity). Reasons were primarily due to the following:
 - ✓ SBBC could not maintain the adopted LOS 100% permanent capacity for the 5-year period required by law
 - ✓ SBBC was facing prospects of using boundary changes to ensure that a myriad of schools in the western part of Broward County met the adopted LOS 100% permanent capacity
 - ✓ Such an approach would have meant implementing boundary changes of a myriad of schools, resulting in domino boundary changes from the west to east of the County; which at that time, **was a sensitive matter**
 - ✓ To avoid the potential domino boundary changes, SBBC preferred maximizing/utilizing the proliferation of available capacity in portables located at many impacted schools, to meet the preferred LOS 100% gross capacity



Broward County Public Schools Participation in the Development Review Process

- OC played prominent role during the efforts and influenced eventual compromise which required that the adoption of LOS 100% gross capacity would **be effective until 2018/2019 school year and revert to LOS 100% permanent capacity by 2019/2020 school year.**
- Second amendment to ILA passed successfully in Fall of 2010, leading to SBBC avoiding implementing domino boundary changes.
- ❖ **2018: Third Amendment to ILA (Third Amended and Restated ILA - TRILA)** – SBBC initiated amendment to comply with requirement of LOS 100% gross capacity reverting to LOS 100% permanent capacity. Amendment initiated in 2017 for a new LOS. Proposed a new LOS, which was the higher of:
 - ✓ 110% LOS permanent capacity for schools with less than 10% of portables on their campuses; **OR**
 - ✓ 100% LOS gross capacity for schools with more than 10% of portables on their campuses
- The TRILA passed successfully in July 2018.



Broward County Public Schools Participation in the Development Review Process

❖ Consistency Review

- BCPS reviews proposed land use and zoning changes which increase residential density.
- BCPS provides an advisory report to Broward County and municipalities. Report does not recommend approval or denial of proposed residential development, since report is for informational purposes only.
- Analysis is based on impacts to the BCPS 7 Planning Area (Board Member Districts) rather than for impacts at individual school levels.
- Analysis is based on long-term planning horizon (10 years) and considers consistency with local government comprehensive plan.
- Also, BCPS reviews proposed non-residential applications (i.e., land use, zoning, plat, site plan, variances, special exemptions, etc.).



NOTE: SCHOOL BOARD POLICY 1161 GOVERNS THE DEVELOPMENT REVIEW PROCESS FOR BCPS

Broward County Public Schools Participation in the Development Review Process

❖ Public School Concurrency Review

- BCPS reviews all proposed residential developments and implements PSC rules at plat or site plan phase (or functional equivalent) of development review, whichever occurs first, as required by law.
- BCPS analysis based on proposed residential development's impact to individual school levels.
- School capacity is reserved for proposed development for 180 days or the end of the current school year, whichever is greater.
- BCPS has authority to recommend denial of proposed residential development, if development fails to meet PSC requirements.



What is Public School Concurrency?

- ❖ PSC is a growth management tool.
 - ✓ PSC is intended to ensure the availability/non-availability of capacity at public-school facilities to accommodate students anticipated from new development at the time the development is occupied
- ❖ Same concept applies to other public facilities such as roads, water, sewer, etc.
- ❖ Temporarily prohibits (denies) development from moving forward if capacity is not available at impacted public school facilities or planned to serve new development at time of plat or site plan review, whichever comes first.



Key Requirements of Public School Concurrency

- ❖ Incorporate PSC provisions into the TRILA and in PSFE of each local government's comprehensive plan.
- ❖ Establish CSAs, which are the geographic areas established to assess the impact of proposed residential developments.
- ❖ In Broward County, the CSAs are the elementary, middle, and high school attendance boundaries.
- ❖ Adopt a Uniform District-wide LOS.
 - ✓ Currently, the established LOS is 100% gross capacity or 110% permanent capacity, whichever is greater
 - ✓ SBBC **MUST** achieve and maintain the adopted LOS (school by school) within the 5-year period covered by the Adopted DEFP



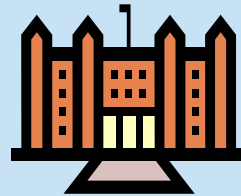
What is the Level of Service Standard?

- ❖ Refers to the standard at which a public-school facility is expected to operate based upon the “capacity of the facility”.
- ❖ Expressed as the percentage or ratio of student enrollment to the student capacity of the school.
- ❖ Example of LOS represented below is at 110% permanent FISH capacity.



**Student
Enrollment**
2,000

/
(divided by)



Capacity
1,800

= 111%

Meet LOS of 110%?

NO



Example of LOS Standard

LOS
100% gross
capacity



**Student
Enrollment
2,239**

-

Gross Capacity 2,239



**Permanent
Capacity
1,319**

+



**Relocatable
Capacity
920**

=



Meets LOS

LOS
110% permanent
capacity



**Student
Enrollment
2,239**

-

Permanent Capacity 1,319



+

10% (132 student stations)

= 1,451

=



**Does not meet LOS
With a deficit of 788
student stations**



Example above illustrates that the same school (with portables) meets the LOS with the flexibility of “the higher of LOS” standard

Capacity Analysis for Proposed Residential Projects

- ❖ Proposed residential development applications that fail to meet adopted LOS may not be denied:
 - ✓ If capacity is available at impacted public schools
 - ✓ If at the time of development review, sufficient capacity is available at a single adjacent CSA within the same Planning Area; or
 - ✓ Capacity is under construction within 3 years after development receives final approval
- ❖ If upon analysis, sufficient capacity does not exist, BCPS may recommend denial of development application; or developer can propose proportionate share mitigation.
- ❖ Development could proceed if proportionate share mitigation is accepted by SBBC.



Capacity Analysis for Proposed Residential Projects

❖ Proportionate Share Mitigation Options include:

- ✓ Provide needed school site(s) – Land
- ✓ Pay project cost for construction of school(s) contained in the adopted DEFP (+ land impact cost)
- ✓ Pay to construct school(s) based on urban school concept (+ land impact cost)
- ✓ Pay for additions to school(s) located in primary or adjacent CSA (+ land impact cost)
- ✓ Pay for permanent capacity addition in primary or adjacent CSA i.e., classroom (+ land impact cost)
- ✓ Utilize proportionate share funding at a charter school system or charter school, which meets the criteria contained in School Board Policy 1161
- ✓ Propose an alternative mitigation option



Requirements of School Board Policy 8010 and School Overcrowding

School Board Policy Definitions

- ❖ **Policy 5000: 2004 - 2010:** Overcrowded = 110% - 120% Permanent Capacity; Critically Overcrowded > 120% Permanent Capacity
- ❖ **Policy 5000: 2010 - 2024:** Overcrowded = Greater than 100% Gross Capacity
- ❖ **Policy 8010: 2024:** “Over-enrolled” = Greater than 100% Gross Capacity
- ❖ Since 2010, School Board Policy has maintained a threshold of school overcrowding/over-enrollment that is within the LOS established in the TRILA.
- ❖ Exceeding the threshold of over-enrollment, does not automatically require a school boundary change.



Requirements of School Board Policy 8010 and School Overcrowding

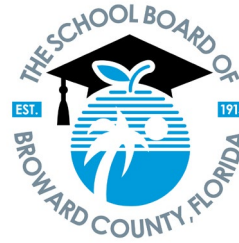
- ❖ School Board Policy 8010 lists options for strategies that may be used in lieu of boundary changes to manage over-enrollment. These include, but are not limited to:
 - ✓ Enrollment capping
 - ✓ Flexible school day/week/month/year
 - ✓ Dual enrollment programs with institutions of higher learning
 - ✓ School-within-a-school models
 - ✓ Boundary choice areas, or grade reconfigurations



Questions



NOTE: SCHOOL BOARD POLICY 1161 GOVERNS THE DEVELOPMENT REVIEW PROCESS FOR BCPS



Debra Hixon , Chair
Sarah Leonardi, Vice Chair

Lori Alhadeff
Maura McCarthy Bulman
Brenda Fam, Esq.
Dr. Jeff Holness
Nora Rupert
Rebecca Thompson
Dr. Allen Zeman

Dr. Howard Hepburn
Superintendent of Schools

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**THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT FOR
PUBLIC SCHOOL FACILITY PLANNING, BROWARD COUNTY, FLORIDA
STAFF WORKING GROUP MEETING**

Meeting Minutes

**September 12, 2024
9:30 a.m. – 11:00 a.m.**

**City of Plantation, Development Services Building
401 NW 70th Terrace, 1st Floor Conference Room
Plantation, Florida 33317**

1. Call to Order and Roll Call

The meeting was called to order by Chris Akagbosu at 9:40 a.m., and a roll call was conducted, confirming the attendance of the following Staff Working Group (SWG) members:

Representative	City
	Coconut Creek
Jason Chockley	Cooper City
Jenna Lane	Coral Springs
	Dania Beach
	Davie
	Deerfield Beach
Lorraine Tappen	Fort Lauderdale
Deandrea Moise	Hallandale Beach
Anand Balram	Hollywood
	Lauderdale By the Sea
	Lauderdale Lakes
	Lauderhill
Andrew Pinney	Margate
	Miramar
	North Lauderdale
Rick Buckeye	Oakland Park
	Parkland
Mike Vonder Meulen	Pembroke Park
Joe Yaciuk	Pembroke Pines
Shawn Lamey	Plantation
Maggie Barszewski	Pompano Beach
	Southwest Ranches
Sylvia Miller	Sunrise
	Tamarac
	West Park
Michael Miller	Weston
Evy Kalus	Wilton Manors
Heather Cunniff	Broward Municipal Services

Chris Akagbosu	School Board of Broward County
	School Board of Broward County
	South Florida Regional Planning Council
	Broward County

2. Addition(s) to the September 12, 2024, Agenda

No additions to the agenda were proposed.

3. Approval of the Final Agenda for the September 12, 2024, Meeting

The agenda for the September 12, 2024, meeting was reviewed and approved unanimously.

4. Approval of Minutes from the June 6, 2024, Meeting (Back-Up Item)

The minutes from the June 6, 2024, meeting was presented. A motion to approve the minutes was made by Ms. Maggie Barszewski and seconded by Ms. Jenna Lane. The minutes were approved unanimously.

5. SUB-COMMITTEE REPORTS (None)

5.1 Formation of the 2024 Annual Report Subcommittee

Ms. Kalus requested volunteers to form the sub-committee. Mr. Akagbosu volunteered Ms. Gordon from Broward County Public Schools, Ms. Kalus nominated Ms. Tappen from the City of Fort Lauderdale, and Ms. Cunniff from Broward County also volunteered Ms. Sue Carrano.

6. OLD BUSINESS

6.1 Feedback from the July 10, 2024, Oversight Committee Meeting

Mr. Akagbosu reported that the Oversight Committee adopted the Redefining Schools initiative, following a special meeting where the public expressed their concerns. The Oversight Committee requested that the Staff Working Group develop language related to the initiative. However, Ms. Kalus expressed doubt about how the SWG could be involved in the process of redefining schools.

6.2 Status – Student Generation Rate/School Impact Fee Study

During the July 23, 2024, meeting, the School Board adopted Resolution No. 25-02. The Board amended the Resolution to retain the existing School Impact Fee Schedule, rather than adopting the revised schedule while agreeing to the updated student generation rates. A study and formula were utilized to reach this conclusion. The Resolution has been transmitted to the County, and a public hearing is scheduled for Tuesday, September 17, 2024, for the County Commission to review it. The recommendation is to amend the Broward County Land Development regulations to revise the student generation rates and maintain the current school impact fees. Following the hearing, an adoption hearing is anticipated in December 2024 or January 2025.

6.3 Status– Review/Comments on Non-Residential Site Plans (Back-Up Item)

Ms. Kalus asked about a previous subcommittee that had created standard language for the review of non-residential site plans. This sub-committee included Mr. Akagbosu, Ms. Lane, Justin, and Ms. Tappen. Ms. Tappen will organize a meeting with the sub-committee before the next Staff Working Group meeting so that the language can be presented for a vote at the upcoming meeting in December 2024. The next Oversight Committee meeting will be held in January 2025.

6.4 New Collocation Facilities

According to Mr. Akagbosu, the Collocation Facilities initiative is progressing well, with a capital plan in place. He cited successful examples of parks, one at Westpine Middle School, adjacent to the City of Sunrise Sports Complex Park, via an agreement with the city. Also at Cross Creek High School, adjacent to McNair Park via an agreement with the City of Pompano Beach. Residents can access the amenities after school hours, on weekends, and during holidays, while the school has access during school hours.

6.5 Status – Broward County and Municipal Comprehensive Plans and Land Development Codes/Regulations

Mr. Buckeye noted that the City of Oakland Park has developed a new plan to address non-compliance with State law and is currently seeking certification from the Broward County Planning Council. As a result, they will amend the city's Land Development Code, which is currently inconsistent. Mr. Balram from the City of Hollywood mentioned that the city's plans have not been updated since 2008, and they are undertaking a comprehensive rewrite to modernize their zoning and land development regulations and establish urban design guidelines. Mr. Miller from the City of Weston reported that they are in the process of approving new land development regulations, with the Commissioners currently reviewing them. Ms. Lane indicated that the City of Coral Springs is working on amendments to their Downtown Land Development plan.

Mr. Akagbosu encouraged cities to consider a mix of housing types, known as the missing middle, based on the site, as this can help support mixed-income communities. He noted that mixed-income development is beneficial, but land use and zoning issues have posed challenges to development nationwide for many years.

Ms. Kalus mentioned that the City of Oakland Park is actively promoting mixed-use development, with all mixed-use projects permitted. They have increased the density cap to 60 and are focusing on activity centers that encourage mixed-use, whether within the same city or on the same site. In the City of Wilton Manors, the maximum height for buildings is set at 8 stories, and several new projects have been approved under the mixed-use designation, including those in activity centers.

Mr. Akagbosu noted that, per Mayor Angelo Castillo of the City of Pembroke Pines, 96% of students do not use school buses due to the two-mile radius rule, resulting in empty buses. This situation has contributed to traffic congestion. He suggested considering a change to a ½ mile radius, as it could save money on transportation and help reduce climate change.

6.6 Update on Broward County and Municipalities Evaluation and Appraisal Report

Ms. Kalus noted that the City of Wilton Manors is currently working on its Evaluation and Appraisal Report (EAR). Ms. Moise from the City of Hallandale Beach confirmed that they also need to complete their EAR. Additionally, someone mentioned that they are aware of developments in the City of Miramar.

6.7 Safe Routes to Schools / Sidewalk Projects

Mr. Akagbosu informed the group that the Facility Planning & Real Estate Department is available to assist with any data related to safe routes to school and sidewalk projects.

7. NEXT STAFF WORKING GROUP MEETING

Ms. Kalus announced that the next meeting is scheduled for December 5, 2024. It was noted that there have been some parking issues. Mr. Lamey mentioned that there is an adjacent lot across the street by a daycare that can provide additional parking. He also stated that while we can hold our next meeting at the Plantation location, the building will be closed for renovations starting in January 2025.

Meeting adjourned at 10:24am

OVERSIGHT COMMITTEE MEETING DATES

2025

January						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

April						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May						
S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

June						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

September						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

November						
S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

December						
S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

All meetings are held at 12:00 noon.

Please contact the Facility Planning and Real Estate Department at (754) 321-2177 to confirm meeting dates and times.

 Regular Scheduled Meetings

Source: The School Board of Broward County, Florida, Facility Planning and Real Estate Department