

Temp. Reso. No. 8379  
3/6/25  
4/22/25

**CITY OF MIRAMAR  
MIRAMAR, FLORIDA**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF MIRAMAR, FLORIDA, SUPPORTING THE RELEASE OF THE CITIES OF COCONUT CREEK, DANIA BEACH, DAVIE, FORT LAUDERDALE, LAUDERDALE LAKES, LAUDERHILL, MIRAMAR, OAKLAND PARK, PLANTATION, AND PEMBROKE PINES FROM TRI-PARTY EDUCATIONAL MITIGATION AGREEMENTS; DIRECTING TRANSMISSION OF THIS RESOLUTION TO THE MEMBERS OF THE SCHOOL BOARD OF BROWARD COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, between 2003 and 2006, as a condition for approval of County and City Land Use Plan text amendments (“Amendments”) designating Activity Centers within their jurisdictional boundaries, nine (9) municipalities in Broward County (the “County”), including the City of Miramar (the “City”), were required to enter into Tri-Party Educational Mitigation Agreements (“Agreements”) with the County and the School Board of Broward County (the “School Board”); and

**WHEREAS**, these Agreements, which were approved when many County public schools were over-enrolled, required developers of residential projects in these Activity Centers to mitigate the impact on public schools through the payment of student station costs, rather than school impact fees, to mitigate the impact on public schools; and

**WHEREAS**, student station costs are determined by the School Board and are derived from the cost per student station, as determined, published, and amended Reso. No. \_\_\_\_\_

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annually by the Florida Department of Education (“DOE”) and the Florida Legislative Office of Economic and Demographic Research (“EDR”), representing the cost estimate to construct elementary, middle school, and high schools in the State; and

**WHEREAS**, student station costs generally far exceed the school impact fees for a comparable development, as evidenced by a developer of a 136-unit affordable housing project in the City of Oakland Park having paid One Million Ninety-four Thousand Two Hundred Fifty-six Dollars (\$1,094,256.00) in student station costs for six (6) students anticipated to be generated by the development; and

**WHEREAS**, absent the Tri-Party Agreement, the school impact fees for that project would have been Eighty-Six Thousand Two Hundred Dollars (\$86,200); and

**WHEREAS**, student population in Broward County public schools has fallen dramatically and many schools are significantly under-enrolled such that the payment of student station costs is no longer necessary; and

**WHEREAS**, the student station cost requirement from these archaic Mitigation Agreements has placed an inordinate burden on the City and the other impacted cities, i.e., Coconut Creek, Dania beach, Davie, Fort Lauderdale, Lauderdale Lakes, Lauderhill, Oakland Park, and Plantation, by erecting unnecessary barriers to economic development and redevelopment, and hindering the development of much needed housing within the Activity Centers of these cities, especially in light of the affordable housing crisis plaguing the South Florida region; and

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**WHEREAS**, on September 17, 2024, the Board of County Commissioners of Broward County, Florida, voted in support of releasing the impacted cities from these Agreements related to the Activity Centers within their boundaries, recognizing that the mitigation requirements are no longer warranted due to decreased student enrollment in the County's public schools and the increasing need to facilitate redevelopment and affordable housing within these Activity Centers; and

**WHEREAS**, the City Commission of the City of Miramar finds that it is in the best interest of the City to join the County and the other impacted municipalities in petitioning for the release of the City and the other eight (8) impacted municipalities from these outdated Agreements, as such release will facilitate economic development, enhance housing opportunities, and remove unnecessary hindrances to redevelopment in their respective Activity Centers.

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**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF  
MIRAMAR, FLORIDA AS FOLLOWS:**

**Section 1:** That the foregoing “**WHEREAS**” clauses are confirmed and ratified as being true and correct and are made a specific part of this Resolution.

**Section 2:** That the City Commission of the City of Miramar, Florida, supports the release of the cities of Coconut Creek, Dania Beach, Davie, Fort Lauderdale, Lauderdale Lakes, Lauderhill, Miramar, Oakland Park, Plantation, and Pembroke Pines from the Tri-Party Educational Mitigation Agreements related to the Activity Centers within their boundaries.

**Section 3:** That the City Commission of the City of Miramar, Florida, directs the City Manager to transmit a copy of this Resolution to each member of the School Board of Broward County.

**Section 4:** That this Resolution shall take effect immediately upon adoption.

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**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, Wayne M. Messam

\_\_\_\_\_  
Vice Mayor, Yvette Colbourne

ATTEST:

\_\_\_\_\_  
City Clerk, Denise A. Gibbs

I HEREBY CERTIFY that I have approved  
this RESOLUTION as to form:

\_\_\_\_\_  
City Attorney,  
Austin Pamies Norris Weeks Powell, PLLC

**Requested by Administration**

Commissioner Maxwell B. Chambers

Commissioner Avril Cherasard

Vice Mayor Yvette Colbourne

Commissioner Carson Edwards

Mayor Wayne M. Messam

**Voted**

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