

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN

SBBC-3231-2021

Municipality Number: P221-12000034
Luxury

December 17, 2021



Growth Management

Facility Planning and Real Estate Department

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DRC

PZ21-12000034
2/2/2022

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES		STUDENT IMPACT	
Date:	December 17, 2021	Single-Family:				Elementary:	
Name: Luxury		Townhouse:					
SBBC Project Number: SBBC-3231-2021		Garden Apartments:				Middle:	
County Project Number: N/A		Mid-Rise:					
Municipality Project Number: P221-12000034		High-Rise:				High:	
Owner/Developer: Property Outlaws LLC/Toro Picta LLC		Mobile Home:				Total:	
Jurisdiction: Pompano		Total:		8		2	

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS *	Benchmark**	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS***	Cumulative Reserved Seats
Pompano Beach	615	1,009	438	-190	0	69.7%	1
Pompano Beach Middle	1,227	1,227	1,020	-207	-3	83.1%	1
Blanche Ely High	2,786	831	1,993	-1,072	-41	65.0%	8

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				22/23	23/24	24/25	25/26	26/27
Pompano Beach	439	-189	69.9%	402	385	367	340	323
Pompano Beach Middle	1,021	-111	83.2%	1,004	1,049	993	987	932
Blanche Ely High	2,001	-1,064	65.3%	1,977	1,871	1,864	1,858	1,852

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2021-22 Contract Permanent Capacity	2021-22 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
No Charter Schools						

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PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Pompano Beach	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Pompano Beach Middle	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Blanche Ely High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The application proposes 8 (three or more bedroom) garden apartment units, which will generate 2 (1 elementary and 1 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year include Pompano Beach Elementary, Pompano Beach Middle, and Blanche Ely High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated for this project and approved and vested developments anticipated to be built within the next three years (2021/22- 2023/24), these schools are expected to maintain their current status through the 2023/24 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment. It should be noted that based on the student generation rates currently contained in the Broward County Land Development Code, the project is only anticipated to generate students at the elementary and high school levels.

Additionally in the 2021/22 school year, there are no charter schools located within a two-mile radius of the site. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSAs, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2021/22 to 2025/26 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the 2021/22 school year for a maximum of 8 (three or more bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on August 17, 2022. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3231-2021 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:



Date

12/17/21

Signature

Lisa Wight

Name

Planner

Title

DRC

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