

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

LAND USE

SBBC-3713-2023

County No: TBD

Folio #: 494204000062

Palm Aire Townhomes

December 20, 2023



Growth Management

Facility Planning and Real Estate Department

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DRC

PZ24-14000001

06/18/2024

SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: December 20, 2023	Units Permitted 0 Units Proposed 214	Existing Land Use: Recreation & open
Name: Palm Aire Townhomes	NET CHANGE (UNITS): 214	Proposed Land Use: LM (Low-medium 5-10)
SBBC Project Number: SBBC-3713-2023	Students Permitted Proposed NET CHANGE	Current Zoning PR (Parks &
County Project Number: TBD	Elem 0 30 30	Proposed Zoning: PDD (Planned
Municipality Project Number:	Mid 0 12 12	Section: 04
Owner/Developer: LENR Development, LLC	High 0 22 22	Township: 49
Jurisdiction: Pompano Beach	Total 0 64 64	Range: 42

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Cypress Elementary	909	960	722	-238	-13	75.2%
Pompano Beach Middle	1,246	1,246	1,051	-195	-8	84.3%
Ely, Blanche High	2,784	3,062	1,941	-1,121	-44	63.4%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Cypress Elementary	758	-202	79.0%	708	694	710	718	731
Pompano Beach Middle	1,071	-61	86.0%	1,023	1,042	1,041	1,039	1,017
Ely, Blanche High	1,976	-1,089	64.5%	1,891	1,859	1,823	1,789	1,752

* See comments for additional Impacted Planning Area Information

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LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
Area 7* - Elementary	17,526	11,746	-5,780	10,994	10,884	10,773	10,660	10,549
Area 7* - Middle	7,931	5,747	-2,184	5,325	5,274	5,223	5,170	5,119
Area 7* - High	11,160	8,389	-2,771	7,753	7,663	7,570	7,479	7,386

* See comments for additional Impacted Planning Area information

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Suned High North Broward	550	308	-242	308	308	308

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment 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 school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

**The first Monday following Labor Day
INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

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PLANNED AND FUNDED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 1 - 5)

School(s)	Description of Capacity Additions
Cypress Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Pompano Beach Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Ely, Blanche High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

PLANNED CAPACITY ADDITION IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN (Years 6 - 10)

Capacity Additions for Planning Area 7	
School Level	Comments
Elementary	None
Middle	None
High	None

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Comments

Information contained in the application indicates that the approximately 21.4-acre site is generally located north side of N Course Rd. between W Atlantic Blvd and W Cypress Creek Road in the City of Pompano Beach. The current land use designation for the site is Commercial Recreation, which allows no residential units. The applicant proposes to change the land use designation to Low-Medium (10) Residential to allow 214 (3 or more bedroom) townhouse residential units, which are anticipated to generate an additional 64 students (30 elementary, 12 middle, and 22 high) into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan. However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools served the amendment site in the 2023/24 school year were Cypress Elementary, Pompano Beach Middle, and Blanche Ely High. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2023/24 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2025/26 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2023/24 to 2027/28. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2022-23 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Five-Year Adopted DEFP FY 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within Planning Area "3" for elementary school, and Planning Area "7" for middle and high schools. Middle and high schools currently serving Planning Area "7" and their cumulative twentieth-day student enrollments, permanent capacities, and ten-year student enrollment projections are depicted herein. Information on elementary schools in Planning Area "3": aggregate school capacity (17,526), aggregate enrollment (11,746), and aggregate projected enrollment (2029/30 – 10,994; 2030/31 – 10,884; 2031/32 – 10,773; 2032/33 – 10,660; 2033/34 – 10,549).

Therefore, both Planning Area "3" and Planning Area "7" are anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Areas.

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

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PROJECT NUMBER: SBBC-3713-2023

12/20/2023

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title