

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

**SITE PLAN**

**SBBC-3130-2021**

County Number:    Municipality Number:  
Hunters Manor

**August 24, 2021**



**Growth Management**

**Facility Planning and Real Estate Department**

**600 SE 3rd Avenue, 8th Floor**

**Fort Lauderdale, Florida 33301**

**Tel: (754) 321-2177 Fax: (754) 321-2179**

**[www.browardschools.com](http://www.browardschools.com)**

**DRC**

PZ21-12000010  
11/03/2021

**DRC**

PZ21-12000010  
4/6/2022

**DRC**

PZ21-12000010  
6/1/2022

# PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION			NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES		STUDENT IMPACT	
Date:	August 24, 2021		Single-Family:	59			Elementary:	12
Name:	Hunters Manor		Townhouse:				Middle:	5
SBBC Project Number:	SBBC-3130-2021		Garden Apartments:				High:	9
County Project Number:			Mid-Rise:				Total:	27
Municipality Project Number:			High-Rise:					
Owner/Developer:	Pompano Beach Community Redevelopment		Mobile Home:					
Jurisdiction:	Pompano Beach		Total:	59				

## SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS *	Benchmark* Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
C. Robert Markham Elementary	709	709	526	-183	-9	74.2%	12
Crystal Lake Middle	1,585	1,009	1,281	-304	-10	80.8%	12
Blanche Ely High	2,786	811	2,037	-1,028	-41	66.5%	182

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
C. Robert Markham Elementary	538	-163	75.9%	21/22	22/23	23/24	24/25	25/26
Crystal Lake Middle	1,293	-211	81.6%	1,311	1,335	1,368	1,401	1,393
Blanche Ely High	2,219	-846	72.4%	2,048	2,017	1,984	1,948	1,945

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	2020-21 Contract Permanent Capacity	2020-21 Benchmark Enrollment	Over/(Under)	Projected Enrollment			
				21/22	22/23	23/24	24/25
Innovation Charter School	580	439	-141	439	439	439	439

PZ21-12000010  
11/03/2021

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

School(s)	Description of Improvements
C. Robert Markham Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Crystal Lake Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Blanche Ely High	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

PZ21-12000010  
4/6/2022

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.

PZ21-12000010  
6/1/2022

## Comments

According to this concurrent site plan and rezoning application, there are no units on the site. The application proposes to change the zoning from RS-3 and R-1A-12 to R-PUD to enable the development of 59 (18 three bedrooms or less and 41 four or more bedroom) single family units, which is anticipated to generate 27 (12 elementary, 6 middle and 9 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Robert C. Markham Elementary, Crystal Lake Community Middle and Blanche Ely High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all impacted 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 from this project and approved and vested developments anticipated to be built within the next three years (2020/21- 2022/23), these schools are expected to maintain their current status through the 2022/23 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.

Charter schools located within a two-mile radius of the site in the 2020/21 school year are depicted above. 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 CSA, the Board may utilize 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 2020/21 to 2024/25 regarding perimeter impacted schools are depicted above.

This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 59 (18 three bedrooms or less and 41 four or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 19, 2022. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary 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 minimally specify 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-3130-2021 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

8/24/21  
Date

Signature

Lisa Wight

Name

Planner

Title

DRC

PZ21-12000010  
11/03/2021

DRC

PZ21-12000010  
4/6/2022

DRC

PZ21-12000010  
6/1/2022