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PZ22-12000034
04/05/2023

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

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PZ22-12000034
02/15/2023

SITE PLAN
SBBC-3443-2022
Municipality Number: TBD
1207 E. Atlantic Blvd.

October 28, 2022

Growth Management
Facility Planning and Real Estate Department
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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: October 28, 2022 Name: 1207 E. Atlantic Blvd. SBBC Project Number: SBBC-3443-2022 County Project Number: N/A Municipality Project Number: TBD Owner/Developer: 1207 E. Atlantic LLC Jurisdiction: Pompano Beach		Single-Family: Townhouse: Garden Apartments: Mid-Rise: 48 High-Rise: Mobile Home: Total: 48	Mixed use with residential component, over commercial use at ground floor and integrated parking garage. The commercial area is equal to 5,580 sq. ft.	Elementary: 0 Middle: 0 High: 1 Total: 1

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	Cumulative Reserved Seats
Pompano Beach	615	628	438	-190	-10	69.7%	13
Pompano Beach Middle	1,227	1,227	1,020	-207	-9	83.1%	12
Blanche Ely High	2,786	3,065	1,993	-1,072	-42	65.0%	55

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	451	-177	71.8%	402	385	367	340	323
Pompano Beach Middle	1,032	-100	84.1%	1,004	1,049	993	987	932
Blanche Ely High	2,048	-1,017	66.8%	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).

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CHARTER SCHOOL INFORMATION

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Charter Schools within 2-mile radius	2021-22 Contract Permanent Capacity	2021-22 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				22/23	23/24	24/25
Univision Charter School	580	451	-129	451	451	451

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.

The application proposes 48 (37 one bedroom and 11 two or more bedroom) mid-rise units, which will generate 1 high school student.

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Please be advised that this application was reviewed utilizing 2021/22 school year data because the current school year (2022/23) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. 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 from 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 utilizing the student generation rates contained in the Broward County Land Development Code, the project is only anticipated to generate one student at the high school level.

In the 2021/22 school year, the charter schools located within a two-mile radius of the site and their associated data 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 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 2022/23 to 2026/27 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 for 180 days for a maximum of 48 (37 one bedroom and 11 two or more bedroom) mid-rise units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on April 25, 2023. 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. Please be advised that expiration of the SCAD will require a submission of a new application and fee for a new public school concurrency determination. 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.

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SBC-2043-2022 Meets Public School Concurrency Requirements

☒ Yes ☐ No

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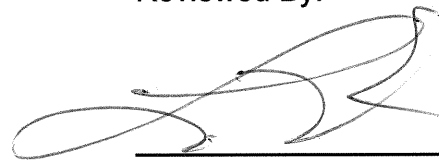
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10/28/22

Date

Reviewed By:



Signature

Lisa Wight

Name

Planner

Title