

DRC

PZ24-12000027
07/02/2025

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PZ24- 12000027
03/04/2026

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

PLAT
SBBC-3914-2024
Municipality Number: N/A
Folio #: 494212000070
Vera Plat
November 19, 2024



Received after DRC Meeting
to address DRC comments
prior to the submission of a
Building Permit Application.
08/16/2025

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SCAD Expiration Date: May 18, 2025

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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

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PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: November 19, 2024	Single-Family:	78,734 SQ. FT. Commercial	Elementary: 2
Name: Vera Plat	Townhouse:		Middle: 1
SBBC Project Number: SBBC-3914-2024	Garden Apartments:		
County Project Number: N/A	Mid-Rise: 132		High: 2
Municipality Project Number: N/A	High-Rise:		
Owner/Developer: 1600 Federal LLC	Mobile Home:		Total: 5
Jurisdiction: Pompano Beach	Total: 132		

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
Mcnab Elementary	677	744	586	-158	-8	78.8%	2
Pompano Beach Middle	1,246	744	1,051	-195	-8	84.3%	109
Ely High	2,737	914	1,941	-1,069	-42	64.5%	DRC 225

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Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Mcnab Elementary	588	-157	78.9%	555	524	493	462	430
Pompano Beach Middle	1,160	28	93.1%	1,023	1,042	1,041	1,039	1,017
Blanche Ely High	2,166	-899	70.7%	1,891	1,859	1,823	1,789	1,752

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: <https://www.browardschools.com/Page/34040>. 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

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25/26

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
No Charter Schools						

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

School(s)	Description of Improvements
McNab Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Beach 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 capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

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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: <https://www.browardschools.com/Page/34040>. 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

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The plan application proposes 132 (79 one-bedroom or less and 53 two-bedroom or more) mid-rise units, which are anticipated to generate 5 (2 elementary, 1 middle, and 2 high) students into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2023/24 school year data because the current school year (2024/25) data will not be available until updates are made to the five-year student enrollment projections. The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year include McNab Elementary, Pompano Beach Middle, and Blanche Ely High Schools. Based on the Public School Concurrency 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 as well as approved and vested developments anticipated to be built within the next three years (2023/24- 2025/26), these schools are expected to maintain their current status through the 2025/26 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.

There are no charter schools located within a two-mile radius of the site in the 2023/24 school year. 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.

Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2024/25 to 2028/29 regarding pertinent impacted are depicted above.

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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 either the end of the current school year or 180 days, whichever is greater for a maximum of 132 (79 one-bedroom or less and 53 two-bedroom or more) mid-rise units, and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on May 18, 2025. 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. Please be advised that the expiration of the SCAD will require the 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 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.

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SBBC-3914-2024 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

11/20/2024
Date

Glennika D. Gordon
Signature

Glennika D. Gordon, AICP, CNU-A
Name
Planner
Title

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