

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

**SITE PLAN**

**SBBC-3351-2022**

**Municipality Number: TBD**

**2606 Palm Aire Drive N**

**June 16, 2022**



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-179  
[www.browardschools.com](http://www.browardschools.com)

**P & Z**

**PZ22-14000010**

**12/21/2022**

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> June 16, 2022	<b>Single-Family:</b>		Elementary: 1
<b>Name:</b> 2606 Palm Aire Drive N	<b>Townhouse:</b>		
<b>SBBC Project Number:</b> SBBC-3351-2022	<b>Garden Apartments:</b>		Middle: 1
<b>County Project Number:</b> N/A	<b>Mid-Rise:</b> 99		
<b>Municipality Project Number:</b> TBD	<b>High-Rise:</b>		High: 3
<b>Owner/Developer:</b> Premium 2600 Palm Aire LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Pompano Beach	<b>Total:</b> 99		Total: 5

**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
Cypress Elementary	909	960	675	-285	-15	70.3%	1
Pompano Beach Middle	1,227	1,227	1,020	-207	-9	83.1%	2
Blanche Ely High	2,786	3,065	1,993	-1,072	-42	65.0%	15

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
Cypress Elementary	676	-284	70.4%	665	656	651	637	632
Pompano Beach Middle	1,022	-110	83.3%	1,004	1,049	993	987	932
Blanche Ely High	2,008	-1,057	65.5%	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/EnrollmentProcess.html>. 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).

**P & Z**  
**PZ22-14000010**  
**12/21/2022**

## CHARTER SCHOOL INFORMATION

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
Innovation 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
Cypress Elementary	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/EnrollmentProcess.html>. The benchmark enrollment is taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

P & Z

PZ22-14000010  
12/21/2022

## Comments

The application proposes 99 (72 one bedroom and 27 two or more bedroom) mid-rise units, which is anticipated to generate 5 (1 elementary, 1 middle and 3 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year include Cypress Elementary, Pompano Beach Middle and Blanche Ely High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the 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 (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.

The charter schools located within a two-mile radius of the site in the 2021/22 school year and associated data is 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 2021/22 to 2025/26 regarding pertinent 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 99 (72 one bedroom and 27 two or more bedroom) 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 December 12, 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. 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 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.

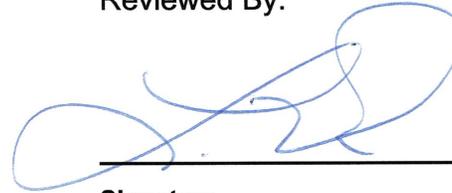
Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

**P & Z**

**SBBC-3351-2022 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:



**Signature**

Lisa Wight

**Name**

Planner

**Title**

6-16-22

**Date**

**P&Z**