

**DRC**

PZ22-12000014  
08/16/2023

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

**SITE PLAN**

**SBBC-3385-2022**

**Municipality Number: PZ22-12000014**  
**Belmont Park Estate**

**August 2, 2022**

**Growth Management**

**Facility Planning and Real Estate Department**

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

**Fort Lauderdale, Florida 33301**

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**www.browardschools.com**

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PZ22-12000014  
06/21/2023

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PZ22-12000014  
09/20/2023

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
SITE PLAN**

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES		STUDENT IMPACT	
Date:	August 2, 2022	Single-Family:				Elementary:	2
Name:	Belmont Park Estate	Townhouse:	16			Middle:	1
SBBC Project Number:	SBBC-3385-2022	Garden Apartments:				High:	2
County Project Number:	N/A	Mid-Rise:				Total:	5
Municipality Project Number:	PZ22-1200014	High-Rise:					
Owner/Developer:	Tai Shiar Properties, LLC	Mobile Home:					
Jurisdiction:	Pompano Beach	Total:	16				

**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%	12
Blanche Ely High	2,786	3,065	1,993	-1,072	-42	65.0%	47

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	1,032	-100	84.1%	1,004	1,049	993	987	932
Blanche Ely High	2,040	-1,025	66.6%	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. 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. 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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08/19/2022



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## 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	25/26
Innovation Charter School	580	451	-129	451	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 projected 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. The proportional share of charter school enrollment 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.

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06/21/2023

**Comments**

The application proposes 16 (three or more bedroom) duplex units, which is anticipated to generate 5 (2 elementary, 1 middle and 2 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 16 (three or more bedroom) duplex units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on January 28, 2023. 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 or 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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PZ22-12000014  
08/15/2023

Capacity Availability Determination - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

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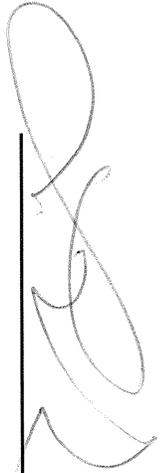
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09/20/2023

**SBBC-3385-2022 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:



Signature

Date

8/2/22

Lisa Wight

Name

Planner

Title

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08/14/2023

Person Capacity Availability Determination - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

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Person

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09/20/2023