

Comments

This development application proposes 8 (three or more bedroom) garden apartment units, which is determined to generate a total of 2 (1 elementary and 1 high school) students.

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) impacted by the project in the 2021/22 school year include Sanders Park 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 adopted Level of Service (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity, and are expected to maintain their current status through the 2023/24 school year. It should be noted that these projections incorporate the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years. 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 project site in the 2021/22 school year and their associated enrollment and capacity data is shown 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 2022/23 to 2026/27 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 8 (three or more bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on March 11, 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 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.