

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

PLAT

SBBC-1846-2015

County Number: 031-MP-18 Municipality Number: 1502812

Lennar/Univision

December 9, 2019



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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
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PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: December 9, 2019	Single-Family: 385		Elementary: 89
Name: Lennar/Univision	Townhouse:		Middle: 43
SBBC Project Number: SBBC-1846-2015	Garden Apartments:		
County Project Number: 031-MP-18	Mid-Rise:		High: 47
Municipality Project Number: 1502812	High-Rise:		
Owner/Developer: HBC Florida Inc.	Mobile Home:		
Jurisdiction: Miramar	Total: 385		Total: 179

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
Sunset Lakes	1,300	1,430	835	-595	-29	64.6%	89
Glades	2,000	2,026	1,492	-534	-28	75.8%	43
Everglades	2,980	2,980	2,267	-436	-25	77.7%	47

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Sunset Lakes	924	-506	64.6%	815	811	820	834	837
Glades	1,535	-491	75.8%	1,529	1,543	1,557	1,581	1,555
Everglades	2,314	-666	77.7%	2,249	2,256	2,204	2,161	2,109

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.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Pembroke Pines E_west Central	2.470	1.893	-577	1.893	1.893	1.893
Pembroke Pines West_central	1.398	1.338	-60	1.338	1.338	1.338

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

School(s)	Description of Improvements
Sunset Lakes	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Glades	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Everglades	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

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Comments

According to the application, no units are on the site. The application proposes 385 (four or more bedroom) single family units, which is anticipated to generate 179 (89 elementary, 43 middle and 47 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year include Sunset Lakes Elementary, Glades Middle and Everglades High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all 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 (2019/20- 2021/22), these schools are expected to maintain their current status through the 2021/22 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.

Charter schools located within a two-mile radius of the site in the 2019/20 school year 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 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 2019/20 to 2023/24 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 until the end of the current (2019/20) school year or 180 days, whichever is greater, for a maximum of 385 (four or more bedroom) single family units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on August 17, 2020. 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. 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.

SBBC-1846-2015 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

12/9/19
Date


Signature

Lisa Wight
Name
Planner
Title