

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

PLAT

SBBC-1900-2015

**County Number: 035-MP-15 Municipality Number:
Dania Pointe**

November 19, 2021



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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

| PROJECT INFORMATION | NUMBER & TYPE OF PROPOSED UNITS | OTHER PROPOSED USES | STUDENT IMPACT |
|---|---------------------------------|---------------------|----------------|
| Date: November 19, 2021 | Single-Family: | | Elementary: 20 |
| Name: Dania Pointe | Townhouse: | | Middle: 20 |
| SBBC Project Number: SBBC-1900-2015 | Garden Apartments: | | |
| County Project Number: 035-MP-15 | Mid-Rise: 736 | | High: 31 |
| Municipality Project Number: | High-Rise: 400 | | |
| Owner/Developer: Dania Live 1748 II, LLC | Mobile Home: | | Total: 71 |
| Jurisdiction: Dania Beach | Total: 1,136 | | |

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 |
|----------------------------|----------------|----------------|------------------------|----------------|---|----------------------|---------------------------|
| Collins Elementary | 371 | 408 | 298 | -110 | -4 | 73.0% | 20 |
| Attucks Middle | 1,227 | 1,350 | 787 | -563 | -22 | 58.3% | 20 |
| Hollywood Hills | 2,667 | 2,667 | 1,766 | -901 | -30 | 66.2% | 31 |

| 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 |
| Collins Elementary | 318 | -90 | 77.9% | 282 | 286 | 290 | 284 | 288 |
| Attucks Middle | 807 | -543 | 59.8% | 856 | 928 | 901 | 924 | 896 |
| Hollywood Hills | 1,797 | -870 | 67.4% | 1,797 | 1,738 | 1,779 | 1,820 | 1,838 |

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.

*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

| 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 |
| New Life Charter Academy | 300 | 129 | -171 | 129 | 129 | 129 |

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

| School(s) | Description of Improvements |
|--------------------|---|
| Collins Elementary | There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school. |
| Attucks Middle | There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school. |
| Hollywood Hills | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |

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Comments

The application indicates that there are 1,000 (600 midrise and 400 highrise) units permitted on the site, which vests the project from public school concurrency requirements for the student impact of 59 (17 elementary, 17 middle and 25 high school) students generated by this development mix. This application proposes a total of 1,400 units comprised of 1,000 midrise and 400 highrise units, which generate 92 (26 elementary, 25 middle and 41 high school) students. The application further indicates that the 264 midrise units are already built. Therefore, the student impact from the 264 midrise units already built (and not scheduled for demolition) was removed from the analysis because it is already factored into the District's student enrollment projections, and staff reviewed the project for the unbuilt 736 (two or more bedroom) mid-rise units and 400 highrise, which are determined to generate 71 (20 elementary, 20 middle and 31 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year include Collins Elementary, Attucks Middle, and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the impacted schools are operating below the adopted Level of Service (LOS), which is established as the higher of: 100% gross capacity or 110% permanent Florida Inventory of School Houses (FISH) 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 to 2023/24), the schools are projected to operate below the adopted LOS through the 2023/24 school year.

The charter schools located within a two-mile radius of the project site in the 2021/22 school year and associated data 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 CSAs, 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, FY 2021/22– 2025/26, regarding pertinent impacted public schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be valid until the end of the school year, or 180 days, whichever is greater, for a maximum of 1,400 units comprised of 1,000 (two or more bedroom) midrise and 400 highrise units and conditioned upon final approval by the applicable governmental body. As such, this determination shall expire on August 17, 2022. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (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 specify at the minimum 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-1900-2015 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

11/19/2021

Date

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title