

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

PLAT

SBBC-1158-2012

County Number: 042-MP-00 Municipality Number: 19-08618

Manor Miramar Town Center

May 4, 2020



Growth Management
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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: May 4, 2020 11:25:26	Single-Family:	27,000 SF Commercial	Elementary: 8
Name: Manor Miramar Town Center	Townhouse: 7		Middle: 5
SBBC Project Number: SBBC-1158-2012	Garden Apartments:		High: 6
County Project Number: 042-MP-00	Mid-Rise: 386		Total: 19
Municipality Project Number: 19-08618	High-Rise:		
Owner/Developer: City of Miramar	Mobile Home:		
Jurisdiction: Miramar	Total: 393		

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
Coconut Palm	874	902	675	-227	-9	75.7%	8
New Renaissance	1,547	1,702	1,166	-536	-23	68.8%	5
Everglades	2,992	2,980	2,267	-449	-25	77.9%	63

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
Coconut Palm	683	-219	75.7%	652	605	557	510	535
New Renaissance	1,171	-531	68.8%	1,148	1,128	1,108	1,088	1,068
Everglades	2,330	-650	77.9%	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.

*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.

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
Somerset Miramar K_5	675	518	-157	518	518	518
Somerset Neighborhood	500	494	-6	494	494	494

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

School(s)	Description of Improvements
Coconut Palm	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
New Renaissance	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Everglades	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/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.

Comments

According to the information provided, 134 (three or more bedroom) townhouse and 370 mid-rise units are permitted on the site, which generate 72 (34 elementary, 15 middle, and 23 high school) students. The project proposes an additional 7 (three or more bedroom) townhouse units and 192 one bedroom mid-rise and 194 two or more bedroom mid-rise units (for a total of 141 townhouses, 192 one bedroom mid-rise and 564 two or more bedroom mid-rise units). The application further indicates that the permitted units were already built and were therefore removed from the analysis because the student impact from the built units are already factored into the District's student enrollment projections. Therefore, staff reviewed the project for only the unbuilt 7 (three or more bedroom) townhouse units and 192 one bedroom mid-rise and 194 two or more bedroom mid-rise units, which generate 19 (8 elementary, 5 middle, and 6 high school) students.

This plat falls within the boundary of Land Use Plan Amendment (LUPA) PCT 05-4, for a Regional Activity Center (RAC) land use designation that is subject to the mitigation stated in a recorded Tri-Party Agreement between the City, the School Board and the County. The units proposed for this project exceed the number of remaining available units currently addressed in the recorded Tri-Party Agreement, so it is in the process of being amended to enable an additional 2,350 multi-family residential units in the RAC area. Based on information from the applicant 7 townhomes and 40 (two or more bedroom) midrise units for this project are utilizing flexibility units and are not associated with the Tri-Party Agreement and therefore shall be assessed impact fees rather than mitigation fees. The remaining 192 one bedroom and 154 two bedroom midrise units will be subject to the Tri-Party Agreement between the School Board, the City of Miramar and the County, which was amended by the City of Miramar on March 18, 2020 and on April 21, 2020 by the School Board. The amendment has not yet been adopted by the Broward County Commission. AS A CONDITION FOR APPROVAL OF THE PLAT NOTE AMENDMENT, THE TRI-PARTY AGREEMENT SHOULD BE AMENDED TO ENABLE THE DEVELOPMENT OF THE PROPOSED ADDITIONAL UNITS AND RECORDED PRIOR TO RECORDATION OF THIS PLAT NOTE AMENDMENT.

The school Concurrency Service Areas (CSA) impacted by the project in the 2019/20 school year include Coconut Palm Elementary, New Renaissance Middle, and Everglades High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within three years (2019/20- 2021/22), these schools are operating within the adopted Level of Service Standard (LOS), which is established as the higher of: 110% permanent capacity or 100% gross capacity, and anticipated to maintain this status for the next three years. It should be noted that the school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment. Data regarding charter schools located within a two-mile radius of the site 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 other options such as 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 a portion of the project is vested and there is adequate school capacity anticipated to be available to support the remainder of the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 141 townhouses, 192 one bedroom mid-rise and 564 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 October 30, 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-1158-2012 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

5/4/2020

Date

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title