

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

PLAT

SBBC-3053-2021

County Number: 044-MP-14 Municipality Number: 044-MP-14

Southern Dreams, LLC aka Laura and Glenda Estates

July 20, 2021



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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: July 20, 2021	Single-Family:		Elementary: 1
Name: Southern Dreams, LLC aka Laura and Glenda Estates	Townhouse: 8		Middle: 0
SBBC Project Number: SBBC-3053-2021	Garden Apartments:		High: 1
County Project Number: 044-MP-14	Mid-Rise:		Total: 2
Municipality Project Number: 044-MP-14	High-Rise:		
Owner/Developer: Southern Dreams, LLC	Mobile Home:		
Jurisdiction: Deerfield Beach	Total: 8		

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
Deerfield Park Elementary	754	829	601	-228	-12	72.5%	1
Deerfield Beach Middle	1,482	1,009	1,201	-342	-15	77.8%	11
Deerfield Beach High	2,848	811	2,394	-454	-7	84.1%	32

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				21/22	22/23	23/24	24/25	25/26
Deerfield Park Elementary	602	-227	72.6%	609	587	568	558	570
Deerfield Beach Middle	1,212	-331	78.5%	1,165	1,170	1,176	1,161	1,180
Deerfield Beach High	2,426	-158	85.2%	2,471	2,457	2,443	2,425	2,412

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	2020-21 Contract Permanent Capacity	2020-21 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				21/22	22/23	23/24
Somerset Academy Key Middle	495	333	-162	333	333	333
Somerset Key High School	800	271	-529	271	271	271

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

School(s)	Description of Improvements
Deerfield Park Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Deerfield Beach Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Deerfield Beach High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

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

This application indicates there are no existing units built onsite. The application indicates that 4 single family units are permitted on the existing plat note, which vests the project for the 2 (1 elementary and 1 high school) students generated by that unit mix. The application proposes 8 (three or more bedroom) townhouse, which will not generate additional students.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Deerfield Park Elementary, Deerfield Beach Middle, and Deerfield Beach 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 capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2020/21-2022/23), these schools are projected to operate below the adopted LOS through the 2022/23 school year. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

Additionally in the 2020/21 school year, the charter schools located within a two-mile radius of the site and their 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 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 2020/21 to 2024/25 regarding pertinent impacted schools are depicted above.

Therefore, this application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency. This preliminary determination shall be valid for 180 days for a maximum of 8 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on January 15, 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-3053-2021 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

7/20/21
Date


Signature

Lisa Wight
Name
Planner
Title