

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

**PLAT**

**SBBC-2849-2020**

**County Number: 118-MP-84 & 153-MP-84**

**Horn Plat No. 2 & S.H. Plat**

**February 23, 2021**

Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: February 23, 2021	Single-Family:		Elementary: 7
Name: Horn Plat No. 2 & S.H. Plat	Townhouse: 52		Middle: 3
SBBC Project Number: SBBC-2849-2020	Garden Apartments:		High: 5
County Project Number: 118-MP-84 & 153-MP-84	Mid-Rise:		Total: 15
Municipality Project Number: N/A	High-Rise:		
Owner/Developer: Sports Residents LLC	Mobile Home:		
Jurisdiction: Pompano Beach	Total: 52		

**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
Charles Drew Elementary	631	694	482	-212	-11	69.5%	7
Crystal Lake Middle	1,585	1,585	1,281	-304	-10	80.8%	3
Coconut Creek High	2,884	2,884	1,811	-1,073	-19	62.8%	5

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
Charles Drew Elementary	489	-205	70.5%	448	457	465	426	389
Crystal Lake Middle	1,284	-220	81%	1,311	1,335	1,368	1,401	1,393
Coconut Creek High	1,816	-494	63%	1,728	1,782	1,836	1,885	1,939

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
Innovation Charter School	580	466	-114	466	466	466

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

School(s)	Description of Improvements
Charles Drew Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Crystal Lake Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Coconut Creek 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

Staff reviewed the application for 52 (three or more bedroom) townhouse units, which are anticipated to generate 15 (7 elementary, 3 middle and 5 high school) students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2020/21 school year include Charles Drew Elementary, Crystal Lake Middle and Coconut Creek High Schools. Based on the Public School Concurrency Planning Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent Florida Inventory of School Houses (FISH) capacity. These schools are expected to maintain their status through 2022/23. These projections incorporate 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). Additionally, the FISH capacity for the impacted schools reflects compliance with the class size constitutional amendment.

Data regarding the charter schools located within a two-mile radius of the site in the 2020/21 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 2020/21 to 2024/25 regarding pertinent impacted schools are included 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 (2020/21) school year or 180 days, whichever is greater, for a maximum of 52 (three or more bedroom) townhouse 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 21, 2021. 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.

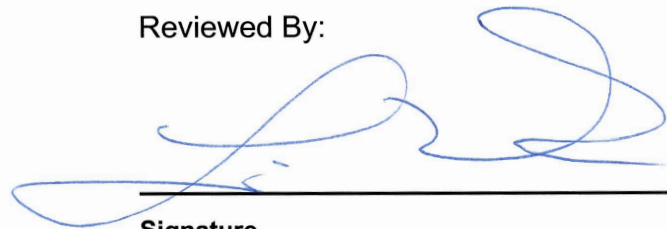
**SBBC-2849-2020 Meets Public School Concurrency Requirements**

Yes  No

2/23/2021

**Date**

Reviewed By:



**Signature**

Lisa Wight

**Name**

Planner

**Title**