

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

**SBBC-3092-2021**  
**County Number: 004-MP-33**  
**Parcel A of Windsor Square Plat**  
**June 14, 2021**



**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
<b>Date:</b> June 14, 2021	<b>Single-Family:</b>		Elementary: 7
<b>Name:</b> Parcel A of Windsor Square Plat	<b>Townhouse:</b> 47		Middle: 3
<b>SBBC Project Number:</b> SBBC-3092-2021	<b>Garden Apartments:</b>		High: 5
<b>County Project Number:</b> 004-MP-33	<b>Mid-Rise:</b>		Total: 15
<b>Municipality Project Number:</b> N/A	<b>High-Rise:</b>		
<b>Owner/Developer:</b> Coral Springs Development, LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Coral Springs	<b>Total:</b> 47		

**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
Coral Springs	1,899	934	1,053	-1,036	-42	50.4%	15
Stoneman Douglas	3,790	776	3,350	-819	-22	80.4%	50
Eagle Ridge	872	959	802	-157	-5	83.6%	21

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
Coral Springs	1,068	-1,021	51.1%	1,182	1,198	1,218	1,211	1,222
Stoneman Douglas	3,400	-473	87.8%	3,329	3,309	3,307	3,300	3,299
Eagle Ridge	823	-136	85.8%	854	859	861	869	846

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
Summit Academy Charter School	640	457	-183	457	457	457

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

School(s)	Description of Improvements
Coral Springs	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Stoneman Douglas	A replacement building scheduled in the ADEFP that will not ultimately increase FISH capacity of the school.
Eagle Ridge	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

This application indicates that there are no existing units onsite. The application proposes a total of 47 (three or more bedroom) townhouse units, which generate 15 (7 elementary, 3 middle, and 5 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Eagle Ridge Elementary, Coral Springs Middle, and Stoneman Douglas 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 (2020/21- 2022/23), these schools are anticipated to maintain their current status. 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 adequate school capacity is anticipated to be available to support the residential development as currently proposed by the applicant. This preliminary determination shall be for 180 days, for a maximum of 47 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on December 10, 2021. 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.

Reviewed By:

6-14-21  
Date

  
Signature

Lisa Wight  
Name  
Planner  
Title