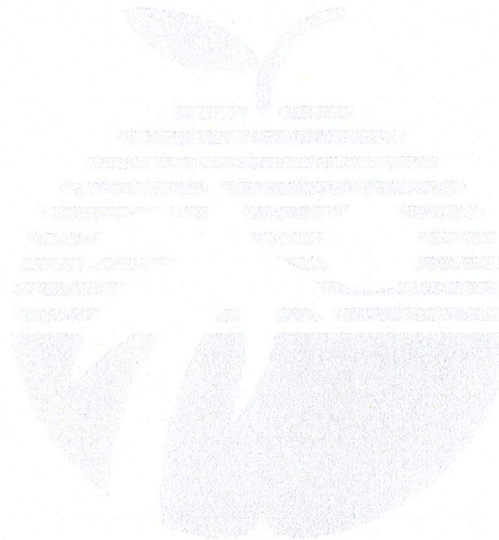


The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

SITE PLAN
SBBC-3060-2021
Municipality Number: TBD
Sienna

June 10, 2022

REVISED
6-10-22



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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: June 10, 2022	Single-Family: 30		Elementary: 7
Name: Sienna	Townhouse:		
SBBC Project Number: SBBC-3060-2021	Garden Apartments:		Middle: 3
County Project Number: N/A	Mid-Rise:		
Municipality Project Number: TBD	High-Rise:		High: 5
Owner/Developer: Metropolitan Baptist Church of Miami FL, Inc.	Mobile Home:		
Jurisdiction: Cooper City	Total: 30		Total: 15

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
Embassy Creek	1,087	1,196	1,190	-6	0	99.5%	6
Griffin	687	687	544	-143	-7	79.2%	1
Pioneer	1,650	1,650	1,383	-267	-12	83.8%	2
Cooper City	2,315	2,494	2,347	-147	-5	94.1%	4

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
Embassy Creek	1,196	0	100%	1,118	1,087	1,056	1,015	1,054
Griffin	545	-142	79.3%	556	587	619	641	633
Pioneer	1,385	-265	83.9%	1,390	1,407	1,424	1,441	1,449
Cooper City	2,351	-143	94.3%	2,331	2,228	2,221	2,217	2,212

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
Championship Acad Of Distinction @ Davie	692	335	-357	335	335	335
International School Of Broward	675	95	-580	95	95	95
Renaissance Charter School - Cooper City	1,504	1,153	-351	1,153	1,153	1,153

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

School(s)	Description of Improvements
Embassy Creek	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Griffin	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Pioneer	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Cooper City	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

The site plan application proposes the development of 30 (four or more bedrooms) single family units, which are anticipated to generate 15 (7 elementary, 3 middle and 5 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year include Embassy Creek Elementary, Pioneer Middle and Cooper City High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the impacted schools are currently operating below the Level of Service Standard (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 (2021/22- 2023/24), the middle and high schools are expected to maintain their current status through the 2023/24 school year, while Embassy Creek Elementary School is not anticipated to have sufficient excess capacity to absorb the full student impact of the development and remain within the LOS. Therefore, the Capacity Allocation Team convened on June 10, 2022 and determined to allocate 1 elementary student station that may be needed for the development to Griffin Elementary School, which is adjacent to Embassy Creek Elementary School and is anticipated to operate within the Adopted LOS for the next three years. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

The charter schools located within a two-mile radius of the site in the 2021/22 school year 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 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 2021/22 to 2025/26 regarding pertinent impacted schools are depicted 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 for 180 days for a maximum of 30 (four or more bedrooms) single family units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on December 6, 2022. 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. Please be advised that expiration of the SCAD will require a submission of a new application and fee for a new public school concurrency determination. 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-3060-2021 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

6/10/22
Date


Signature

Lisa Wight
Name

Planner
Title