

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

**PLAT**

**SBBC-3204-2021**

**County Number: 002-MP-21    Municipality Number: TBD**  
**Blazing Trail Plat**

**January 13, 2022**

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## PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

| PROJECT INFORMATION                                | NUMBER & TYPE OF PROPOSED UNITS | OTHER PROPOSED USES | STUDENT IMPACT       |
|----------------------------------------------------|---------------------------------|---------------------|----------------------|
| <b>Date:</b> January 13, 2022                      | <b>Single-Family:</b> 4         |                     | <b>Elementary:</b> 1 |
| <b>Name:</b> Blazing Trail Plat                    | <b>Townhouse:</b>               |                     |                      |
| <b>SBBC Project Number:</b> SBBC-3204-2021         | <b>Garden Apartments:</b>       |                     | <b>Middle:</b> 0     |
| <b>County Project Number:</b> 002-MP-21            | <b>Mid-Rise:</b>                |                     |                      |
| <b>Municipality Project Number:</b> TBD            | <b>High-Rise:</b>               |                     | <b>High:</b> 1       |
| <b>Owner/Developer:</b> Seminole Tribe of Florida  | <b>Mobile Home:</b>             |                     |                      |
| <b>Jurisdiction:</b> Unincorporated Broward County | <b>Total:</b> 4                 |                     | <b>Total:</b> 2      |

### 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 |
|----------------------------|----------------|----------------|------------------------|----------------|-----------------------------------------|----------------------|---------------------------|
| Tradewinds                 | 1,380          | 1,380          | 996                    | -384           | 0                                       | 72.2%                | 1                         |
| Lyons Creek Middle         | 1,960          | 2,091          | 1,767                  | -324           | -12                                     | 84.5%                | 0                         |
| Monarch                    | 2,360          | 2,360          | 2,406                  | 46             | 0                                       | 101.9%               | 0                         |
| Coconut Creek High         | 2,884          | 2,884          | 1,916                  | -968           | -19                                     | 66.4%                | 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 |
| Tradewinds                 | 997                | -383                                     | 72.2%                     | 1,002                | 1,028 | 1,054 | 1,070 | 1,096 |
| Lyons Creek Middle         | 1,767              | -324                                     | 84.5%                     | 1,805                | 1,844 | 1,797 | 1,801 | 1,854 |
| Coconut Creek High         | 1,920              | -390                                     | 66.6%                     | 1,914                | 1,822 | 1,830 | 1,838 | 1,846 |
| Monarch                    | 2,406              | 46                                       | 101.9%                    | 2,414                | 2,319 | 2,289 | 2,255 | 2,324 |

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<br>Permanent Capacity | 2021-22 Benchmark<br>Enrollment | Over/(Under) | Projected Enrollment |       |       |
|--------------------------------------|----------------------------------------|---------------------------------|--------------|----------------------|-------|-------|
|                                      |                                        |                                 |              | 21/22                | 22/23 | 23/24 |
| No Charter Schools                   |                                        |                                 |              |                      |       |       |

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

| School(s)          | Description of Improvements                                                                                          |
|--------------------|----------------------------------------------------------------------------------------------------------------------|
| Tradewinds         | There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school. |
| Lyons Creek 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. |
| Monarch            | 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 project for 4 (four or more bedroom) single family units, which will generate a total of 2 (1 elementary and 1 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school years include Tradewinds Elementary, Lyons Creek Middle and Monarch High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the elementary and middle schools are currently operating below the adopted Level of Service (LOS), which is established as the higher of: 110% permanent Florida Inventory of School Houses (FISH) capacity or 100% gross capacity; and Monarch High School exceeds the adopted LOS. Monarch High School is anticipated to fall within the LOS only in the 2023/24 school year while the elementary and middle schools are anticipated to maintain their current status. Therefore, the Capacity Allocation Team (CAT) convened on January 13, 2022 and allocated the needed high school student station to Coconut Creek High School, which is adjacent to Monarch High School and is expected to remain within the LOS through the 2023/24 school year.

It should be noted that these projections incorporate 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). Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

There are no charter schools in the 2021/22 school year located within a two-mile radius of the site. 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 adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current 2021/22 school year or 180 days, whichever is greater, for a maximum of 4 (four-or-more bedroom) 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 August 17, 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. 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-3204-2021 Meets Public School Concurrency Requirements**

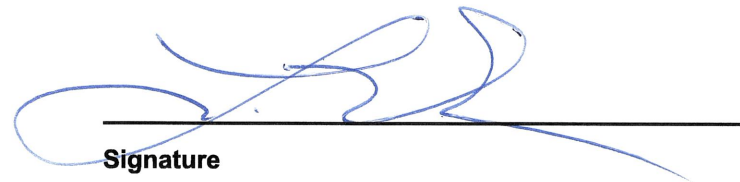
☒ Yes ☐ No

Reviewed By:

Date

1/13/2022

Signature



Lisa Wight

Name

Planner

Title