

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

PLAT

SBBC-3063-2021

County Number: 076-MP-96 Municipality Number: TBD
Marketplace Partnership Center

November 12, 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: November 12, 2021	Single-Family:		Elementary: 6
Name: Marketplace Partnership Center	Townhouse:		Middle: 5
SBBC Project Number: SBBC-3063-2021	Garden Apartments:		High: 10
County Project Number: 076-MP-96	Mid-Rise: 250		Total: 21
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Cotton Center 19 LP	Mobile Home:		
Jurisdiction: Miramar	Total: 250		

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
Coconut Palm	874	902	600	-302	-9	66.5%	6
New Renaissance	1,547	1,702	1,118	-584	-23	65.7%	5
Everglades	2,992	2,992	2,146	-846	-25	71.7%	10

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
Coconut Palm	606	-296	67.2%	615	589	551	562	565
New Renaissance	1,123	-579	66%	1,143	1,128	1,140	1,149	1,117
Everglades	2,156	-824	72.1%	2,208	2,141	2,082	2,047	2,012

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
No Charter Schools						

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

School(s)	Description of Improvements
Coconut Palm	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
New Renaissance	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Everglades	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

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Comments

This application proposes 250 (two or more bedroom) mid-rise units, which will generate 21 (6 elementary, 5 middle and 10 high school) students.

Please be advised that this application was reviewed utilizing 2020/21 school year data because the current school year (2021/22) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Coconut Palm Elementary, New Renaissance Middle, and Everglades 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, there are no charter schools 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 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 valid for 180 days for a maximum of 250 (two or more bedroom) mid-rise apartment units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on May 10, 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-3063-2021 Meets Public School Concurrency Requirements

Yes No

11-12-2021
Date

Reviewed By:


Signature

Lisa Wight
Name

Planner
Title