

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

PLAT

SBBC-2971-2020

County Number: 029-MP-20 Municipality Number: TBD
RD Stirling

December 16, 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
Date: December 16, 2021	Single-Family:		Elementary: 37
Name: RD Stirling	Townhouse:		
SBBC Project Number: SBBC-2971-2020	Garden Apartments: 420		Middle: 20
County Project Number: 029-MP-20	Mid-Rise:		
Municipality Project Number: TBD	High-Rise:		High: 44
Owner/Developer: CF & A Hill Family, Ltd.	Mobile Home:		
Jurisdiction: Hollywood	Total: 420		Total: 101

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
Mary M. Bethune Elementary	1,106	898	414	-803	-45	34.0%	37
Attucks Middle	1,227	934	787	-563	-22	58.3%	40
South Broward High	2,297	776	2,308	-219	-7	91.3%	70

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
Mary M. Bethune Elementary	451	-766	37.1%	402	410	418	416	424
Attucks Middle	827	-523	61.3%	856	928	901	924	896
South Broward High	2,378	-140	94.4%	2,309	2,208	2,206	2,204	2,202

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
Avant Garde Academy	750	1.080	330	1.080	1.080	1.080
Avant Garde K-8 Broward	1.050	984	-66	984	984	984

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

School(s)	Description of Improvements
Mary M. Bethune Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Attucks Middle	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the Adopted DEFP that would 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

According to the application, no units are on the site. The application proposes 420 (three or more bedroom) garden apartment units, which are anticipated to generate 101 (37 elementary, 20 middle and 44 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year include Mary Bethune Elementary, Attucks Middle and South Broward High Schools. Based on the Public School Concurrency Planning Document (PSCPD), these 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), these schools are expected to maintain their current status through the 2023/24 school year. 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 2025/2026 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 until the end of the current school year for a maximum of 420 (three or more bedroom) garden apartment 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-2971-2020 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

12/16/21
Date


Signature

Lisa Wight
Name
Planner
Title