

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

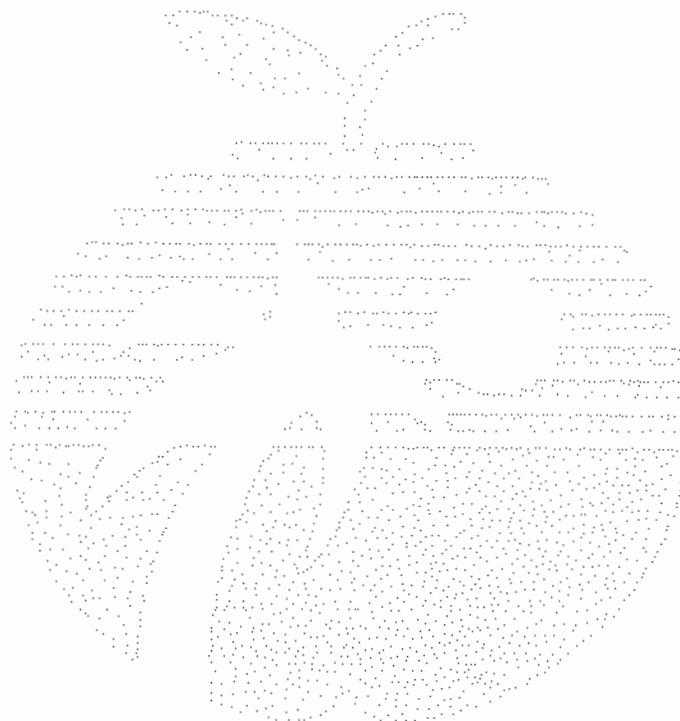
SITE PLAN

SBBC-2605-2019

County Number: Municipality Number:

Pier Sixty-Six Hotel & Marina

December 20, 2019



Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: December 20, 2019	Single-Family:	347 hotel rooms, 11,000 SF of existing restaurant, 16,000 SF office, 17,000 SF commercial	Elementary: 11
Name: Pier Sixty-Six Hotel & Marina	Townhouse: 12		Middle: 5
SBBC Project Number: SBBC-2605-2019	Garden Apartments: 39		High: 6
County Project Number:	Mid-Rise:		Total: 22
Municipality Project Number:	High-Rise: 76		
Owner/Developer: Pier 66 Ventures, LLC	Mobile Home:		
Jurisdiction: Fort Lauderdale	Total: 127		

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
Harbordale	480	528	509	-19	-1	98.5%	11
Sunrise	1,403	1,403	1,338	-32	-2	95.8%	6
Fort Lauderdale	2,016	2,218	2,248	30	-3	101.6%	6

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				20/21	21/22	22/23	23/24	24/25
Harbordale	520	-8	98.5%	489	479	468	476	484
Sunrise	1,344	-59	95.8%	1,327	1,336	1,290	1,283	1,277
Fort Lauderdale	2,254	36	101.6%	2,241	2,193	2,214	2,186	2,157

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.

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2019-20 Contract Permanent Capacity	2019-20 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Sunrise High	550	272	-278	272	272	272

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

School(s)	Description of Improvements
Harbordale	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Sunrise	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Fort Lauderdale	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

This project proposes 39 (three or more bedroom) garden apartment units, 12 (three or more bedroom) townhouse, and 76 highrise units, which generates 22 (11 elementary, 5 middle and 6 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year include Harbordale Elementary, Sunrise Middle and Fort Lauderdale 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 (2019/20- 2021/22), these schools are expected to maintain their current status through the 2021/22 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.

Charter schools located within a two-mile radius of the site in the 2019/20 school year 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 2019/20 to 2023/24 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 (2019/20) school year or 180 days, whichever is greater, for a maximum of 12 (three or more bedroom) townhouse, 39 (three or more bedroom) garden apartment and 76 (two or more bedroom) highrise 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 19, 2020. 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-2605-2019 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

12/19/19

Date



Signature

Lisa Wight

Name
Planner

Title