

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

**PLAT**

**SBBC-438-2008**

**County Number: 033-MP-08 Municipality Number: TBD**  
**One Financial Plaza**

**March 5, 2020**

**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](http://www.browardschools.com)**

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PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> March 5, 2020	<b>Single-Family:</b>	280,000 SF Office Use, 15,500 SF Bank Use, 25,000 SF Commercial Use	Elementary: 7
<b>Name:</b> One Financial Plaza	<b>Townhouse:</b>		Middle: 3
<b>SBBC Project Number:</b> SBBC-438-2008	<b>Garden Apartments:</b>		High: 5
<b>County Project Number:</b> 033-MP-08	<b>Mid-Rise:</b> 250		Total: 15
<b>Municipality Project Number:</b> TBD	<b>High-Rise:</b>		
<b>Owner/Developer:</b> W-Crocker Fin. Place owner VIII, LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Fort Lauderdale	<b>Total:</b> 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
Walker	1,017	1,119	818	-301	-16	74.6%	17
Sunrise	1,403	1,403	1,338	-32	-2	96.6%	17
Fort Lauderdale	2,016	2,218	2,248	30	-3	101.9%	12
Stranahan	2,375	2,613	1,452	-1,161	-48	56.0%	11

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
Walker	835	-284	74.6%	798	781	773	767	760
Sunrise	1,355	-48	96.6%	1,327	1,336	1,290	1,283	1,277
Fort Lauderdale	2,260	42	101.9%	2,241	2,193	2,214	2,186	2,157
Stranahan	1,463	-1,150	56%	1,482	1,472	1,432	1,468	1,484

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
Charter School Of Excellence	310	249	-61	249	249	249
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
Walker	Demolish Existing Building 5 and construct a 35,066 square foot 2-story building to include primary classrooms, intermediate classrooms, ESE classrooms, skills development labs, art lab, administration/student services and custodial storage.
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.
Stranahan	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 application was proposed as 250 (two or more bedroom) mid-rise units, which generates 15 (7 elementary, 3 middle and 5 high school) students.

This project falls within the boundary of the Regional Activity Center (RAC) land use designation, in which the units are subject to the payment of fees as stated in a Tri-Party Agreement between the City, the School Board and the County. However, based on the information received from the City regarding the application, the project will draw from the City's pool of flexibility units, which are subject to payment of school impact fees, if the required school capacity is available.

The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year include Walker Elementary, Sunrise Middle and Fort Lauderdale High Schools. Based on the Public School Concurrency Document (PSCPD), the elementary and middle 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. The high school exceeds the Adopted LOS. 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), the elementary and middle schools are expected to maintain their current status through the 2021/22 school year while Fort Lauderdale High School is anticipated to fall within the Adopted LOS by the 2021/22 school year. Therefore, the School District's Capacity Allocation Team convened on March 4, 2020 and determined to allocate the needed high school capacity to Stranahan High School, which is adjacent to Fort Lauderdale High School and projected 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.

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 250 (two or more bedroom) mid-rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on September 1, 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.

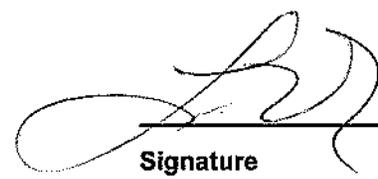
**SBBC-438-2008 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

3/5/2020

Date



Signature

Lisa Wight

Name

Planner

Title