

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

PLAT

SBBC-2344-2017

County Number: 043-MP-19 Municipality Number: 2015-00050079

Casuarinas

January 20, 2021



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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: January 20, 2021	Single-Family: 12		Elementary: 3
Name: Casuarinas	Townhouse:		Middle: 1
SBBC Project Number: SBBC-2344-2017	Garden Apartments:		
County Project Number: 043-MP-19	Mid-Rise:		High: 1
Municipality Project Number: 2015-00050079	High-Rise:		
Owner/Developer: NRM Group, LLC	Mobile Home:		
Jurisdiction: Davie	Total: 12		Total: 5

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
Flamingo	779	779	609	-170	-6	78.2%	3
Indian Ridge	2,233	2,233	1,904	-329	-11	85.3%	1
Western	3,754	3,754	3,575	-179	-14	95.2%	1

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
Flamingo	609	-170	78.2%	657	646	634	625	618
Indian Ridge	1,904	-329	85.3%	1,956	1,972	1,958	1,940	1,907
Western	3,575	-179	95.2%	3,569	3,599	3,633	3,631	3,633

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
Atlantic Montessori Charter West	150	149	-1	149	149	149

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

School(s)	Description of Improvements
Flamingo	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.
Indian Ridge	There are no classroom additions scheduled in the ADEFP that will increase the FISH capacity of the school.
Western	There are no classroom additions scheduled in the ADEFP that will increase the FISH capacity of the school.

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Comments

Staff reviewed the plat for 12 (four or more bedrooms) single family units, which will generate 5 students (3 elementary, 1 middle and 1 high school students).

The school Concurrency Service Areas (CSA) impacted by the project in the 2020/21 school year include Flamingo Elementary, Indian Ridge Middle and Western High Schools. Based on the Public School Concurrency Planning Document (PSCPD) and 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), each of the three impacted schools is currently operating below the adopted Level of Service (LOS), which is established as the higher of: 100% gross capacity or 100% permanent Florida Inventory of School Houses (FISH) capacity and is expected to maintain this status through the 2022/23 school year. Additionally, the school capacity for the impacted schools reflects compliance with the class size constitutional amendment.

In the 2020/21 school year, the charter schools located within a two-mile radius of the site 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 2020/21 to 2024/25 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 (2020/21) school years or 180 days, whichever is greater, for a maximum of 12 (four or more bedrooms) single family residential 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, 2021. 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-2344-2017 Meets Public School Concurrency Requirements

Yes No

Reviewed By:

1/20/2021

Date

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title