

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

**PLAT**

**SBBC-2141-2016**

**County Number: 133-MP-88 Municipality Number: TBD**  
**United States Postal Service**

**October 30, 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)

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> October 30, 2020	<b>Single-Family:</b>		Elementary: 30
<b>Name:</b> United States Postal Service	<b>Townhouse:</b> 170		Middle: 13
<b>SBBC Project Number:</b> SBBC-2141-2016	<b>Garden Apartments:</b>		High: 19
<b>County Project Number:</b> 133-MP-88	<b>Mid-Rise:</b>		Total: 62
<b>Municipality Project Number:</b> TBD	<b>High-Rise:</b>		
<b>Owner/Developer:</b> City of Pembroke Pines	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Pembroke Pines	<b>Total:</b> 170		

**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
Silver Shores	820	902	372	-530	-26	41.2%	30
Glades	2,000	2,026	1,492	-534	-28	73.6%	56
Everglades	2,992	2,992	2,267	-725	-25	75.8%	72

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
Silver Shores	402	-500	44.6%	352	367	372	364	358
Glades	1,548	-478	76.4%	1,529	1,543	1,557	1,581	1,555
Everglades	2,339	-641	78.2%	2,249	2,256	2,204	2,161	2,109

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	2019-20 Contract Permanent Capacity	2019-20 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				20/21	21/22	22/23
Franklin Academy Pembroke Pines	1.750	1.369	-381	1.369	1.369	1.369

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

School(s)	Description of Improvements
Silver Shores	There are no classroom additions scheduled in the ADEFP that will increase the FISH capacity of the school.
Glades	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Everglades	There are no classroom additions scheduled in the ADEFP that will increase the reflected FISH capacity.

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 projected against 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 information provided by the applicant, there are 125 single family units enabled by the existing plat note, which vests the project for the 58 (29 elementary, 14 middle and 15 high school) students. Staff reviewed the application, which proposes 170 (three or more bedroom) townhouse units, which are determined to generate 62 (30 elementary, 13 middle and 19 high school) students into Broward County Public Schools, for a net increase of 4 students.

Please be advised that this application was reviewed utilizing 2019/20 school year data because the current school year (2020/21) data will not be available until updates are made utilizing the Benchmark Day Enrollment Count. The school Concurrency Service Areas (CSA) impacted by the project in the 2019/20 school year include Silver Shores Elementary, Glades Middle, and Everglades High Schools. Based on the District's Public School Concurrency Planning Document (PSCPD), these Schools are currently operating below the adopted LOS, which is established as the higher of: 100% gross capacity or 110% permanent Florida Inventory of School Houses (FISH) 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), all the schools are expected to continue to operate at their current status through the 2021/22 school year. It should be noted that the school capacity or 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 2019/20 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.

Also, to ensure maximum utilization of the impacted Concurrency Service Areas, 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 Adopted District Educational Facilities Plan FY 2020/21-2024/25 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that sufficient school capacity is anticipated to be available to support the development as proposed in this application. This preliminary determination shall be valid for 180 days for a maximum of 170 (three or more bedroom) townhouse units and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on April 27, 2021. This Preliminary School Capacity Availability Determination (SCAD) shall be deemed to be void unless prior to the referenced expiration, 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-2141-2016 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

10/30/2020

Date

*Lisa Wight*

Signature

Lisa Wight

Name

Planner

Title