

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

**PLAT**

**SBBC-2772-2019**

**County Number: 033-MP-85 Municipality Number: SP19-258**

**Jasmine Cove Townhomes**

**February 9, 2021**



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PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
<b>Date:</b> February 9, 2021	<b>Single-Family:</b>		Elementary: 5
<b>Name:</b> Jasmine Cove Townhomes	<b>Townhouse:</b> 36		Middle: 2
<b>SBBC Project Number:</b> SBBC-2772-2019	<b>Garden Apartments:</b>		High: 4
<b>County Project Number:</b> 033-MP-85	<b>Mid-Rise:</b>		Total: 11
<b>Municipality Project Number:</b> SP19-258	<b>High-Rise:</b>		
<b>Owner/Developer:</b> Jasmine Lakes Acquisition LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Town of Davie	<b>Total:</b> 36		

**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 Ridge	1,002	1,002	998	-4	2	99.6%	0
Country Isles	1,096	1,096	846	-250	-6	77.2%	10
Driftwood	1,729	1,009	1,360	-477	-20	74.0%	2
Hollywood Hills	2,667	2,667	1,836	-831	-30	68.8%	15

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
Country Isles	856	-240	78.1%	913	934	904	878	883
Silver Ridge	998	-4	99.6%	1,001	978	962	950	942
Driftwood	1,362	-475	74.1%	1,394	1,400	1,407	1,413	1,420
Hollywood Hills	1,851	-816	69.4%	1,936	1,930	1,923	1,913	1,907

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
Championship Acad Of Distinction @ Davie	692	310	-382	310	310	310
International School Of Broward	675	82	-593	82	82	82

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

School(s)	Description of Improvements
Country Isles	There are no classroom additions scheduled in the ADEFP that will increase the FISH capacity of the school.
Silver Ridge	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Driftwood	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Hollywood Hills	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 information provided by the applicant, the current plat note permits 144 (112 two bedroom and 32 three or more bedroom) garden apartment units, which generates 31 (9 elementary, 3 middle and 15 high school) students. The applicant is seeking a plat note amendment to modify the note to 108 (three or more bedroom) garden apartments and 36 (three or more bedroom) townhouse units, which generates 37 (15 elementary, 7 middle and 15 high school) students, for a net increase of 6 students.

The application further indicates that the 108 (90 two bedroom and 18 three bedroom) townhouse units are already built and are not scheduled for demolition, so staff removed these units from the analysis because the students from the built units are already factored into the District's student enrollment projections. Therefore, staff reviewed the application for the student impact of the unbuilt 36 (three or more bedroom) townhouse units, which are anticipated to generate 11 (5 elementary, 2 middle and 4 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year include Silver Ridge Elementary, Driftwood Middle and Hollywood Hills High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the impacted 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 (2020/21- 2022/23), Silver Ridge Elementary School is not anticipated to have excess capacity to absorb the impact of the proposed development and maintain the LOS for the next three years while the other two schools are expected to maintain their current status. Therefore the District's Capacity Allocation Team convened on February 9, 2021 and decided to allocate the 5 student stations that may be needed for the project, to Country Isle Elementary, which is adjacent to Silver Ridge Elementary, and is expected 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 2020/21 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 2020/21 to 2024/25 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 (2020/21) school year or 180 days, whichever is greater, for a maximum of 108 (three or more bedroom) garden apartments and 36 (three or more bedroom) townhouse 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-2772-2019 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

2/9/2021

**Date**

*Lisa Wight*

**Signature**

Lisa Wight

**Name**

Planner

**Title**