

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

PLAT

SBBC-3370-2022

County Number: 031-MP-22 Municipality Number: SUB2022-0001

Folio #: 513913150010, 513913150020

Skyrise Townhomes

October 30, 2023

SCAD Expiration Date: April 27, 2024

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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: October 30, 2023	Single-Family:		Elementary: 8
Name: Skyrise Townhomes	Townhouse: 54		Middle: 3
SBBC Project Number: SBBC-3370-2022	Garden Apartments:		
County Project Number: 031-MP-22	Mid-Rise:		High: 6
Municipality Project Number: SUB2022-0001	High-Rise:		
Owner/Developer: Skyrise Plaza, LLC	Mobile Home:		Total: 17
Jurisdiction: Pembroke Pines	Total: 54		

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
Sunset Lakes	1,300	831	749	-681	-37	52.4%	16
Glades	2,000	2,026	1,168	-858	-39	57.7%	6
West Broward	2,755		2,580	-451	-18	85.1%	13

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				23/24	24/25	25/26	26/27	27/28
Sunset Lakes	765	-665	53.5%	698	688	681	673	658
Glades	1,174	-852	57.9%	1,159	1,094	1,033	972	912
West Broward	2,593	-438	85.5%	2,561	2,544	2,532	2,485	2,508

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: <https://www.browardschools.com/Page/34040>. 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	2022-23 Contract Permanent Capacity	2022-23 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
Franklin Academy Pembroke Pines	1.750	1.327	-423	1.327	1.327	1.327
Pembroke Pines E_west Central	2.470	1.881	-589	1.881	1.881	1.881
Pembroke Pines West_central	1.398	1.332	-66	1.332	1.332	1.332
Somerset Academy Elementary Sc	350	342	-8	342	342	342

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

School(s)	Description of Improvements
Sunset Lakes	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected 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.
West Broward	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: <https://www.browardschools.com/Page/34040>. 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 plat application proposes 54 (three or more bedroom) townhouse units, which are anticipated to generate 17 (8 elementary, 3 middle, and 6 high schools) into Broward County Public Schools.

Please be advised that this application was reviewed utilizing 2022/23 school year data because the current school year (2023/24) data will not be available until updates are made utilizing the benchmark day enrollment count and the five-year student enrollment projections. The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year include Sunset Lakes Elementary, Glades Middle, and West Broward High Schools. The schools will continue to serve the site for the academic year 2023/24. Based on the Public School Concurrency Document (PSCPD), all three 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 as well as approved and vested developments anticipated to be built within the next three years, these schools are expected to maintain their status through the coming school 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 2022/23 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 2023/24 to 2027/28 regarding pertinent impacted schools are depicted above.

Therefore, 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 for either the end of the current school year or 180 days, whichever is greater for a maximum of 54 (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 April 27, 2024. This preliminary school concurrency determination shall be deemed 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. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. 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-3370-2022 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

10/30/2023

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title