The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN
SBBC-3516-2023
Municipality Number: N/A
Folio #: 494101310020
Shooster Property Multi-family Residential
April 8, 2024

SCAD Expiration Date: October 5, 2024

Growth Management
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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES	STUDENT IMPACT	
Date: April 8, 2024	**Single-Family:**			Elementary:	3
Name: Shooster Property Multi-family Residential	**Townhouse:**			Middle:	3
SBBC Project Number: SBBC-3516-2023	**Garden Apartments:**				
County Project Number: N/A	**Mid-Rise:**	338		High:	12
Municipality Project Number: N/A	**High-Rise:**				
Owner/Developer: 777 Properties, Inc.	**Mobile Home:**				
Jurisdiction: Margate	**Total:**	338		Total:	18

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
Atlantic West	**1,009**	**1,009**	**615**	**-394**	**-21**	**61.0%**	**3**
Margate Middle	**1,328**	**1,439**	**1,033**	**-406**	**-18**	**71.8%**	**3**
Coconut Creek High	**2,884**	**2,884**	**1,956**	**-928**	**-37**	**67.8%**	**12**

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				24/25	25/26	26/27	27/28	28/29
Atlantic West	**618**	**-391**	**61.2%**	**601**	**590**	**579**	**567**	**555**
Margate Middle	**1,036**	**-403**	**72%**	**973**	**953**	**921**	**892**	**932**
Coconut Creek High	**1,968**	**-342**	**68.2%**	**1,958**	**1,996**	**2,022**	**2,049**	**2,074**

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	2023-24 Contract Permanent Capacity	2023-24 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				24/25	25/26	26/27
Ascend Career Academy	1.000	222	-778	**222**	**222**	**222**
Imagine At N Lauderdale	700	425	-275	**425**	**425**	**425**
Somerset Prep Charter @ N Lauderdale	1.000	731	-269	**731**	**731**	**731**
Somerset Prep Charter @ N Lauderdale 9-12	1.000	346	-654	**346**	**346**	**346**
Suned High North Broward	550	321	-229	**321**	**321**	**321**
West Broward Academy	910	636	-274	**636**	**636**	**636**

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

School(s)	Description of Improvements
Atlantic West	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Margate Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Coconut Creek High	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: 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

Staff previously reviewed the project and issued a Preliminary School Capacity Availability Determination Letter for 300 (135 one-bedroom or less and 165 two-bedroom) mid-rise units, which vests the project for the anticipated student impact of 17 (4 elementary, 3 middle, and 10 high school) students. This application proposes 338 (186 one-bedroom or less and 152 two-bedroom) mid-rise units, which are anticipated to generate 18 (3 elementary, 3 middle, and 12 high school) students in Broward County Public Schools, resulting in a net increase of 1 student.

The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year include Atlantic West Elementary, Margate Middle, and Coconut Creek High Schools. 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 (2023/24- 2025/26), these schools are expected to maintain their current status through the 2025/26 school year. 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 2023/24 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.

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 338 (186 one-bedroom or less and 152 two-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 October 5, 2024. 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. 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-3516-2023 Meets Public School Concurrency Requirements ☒ Yes ☐ No

Reviewed By:

4/8/2024

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title