

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

**SITE PLAN**  
**SBBC-3446-2022**  
**County Number: TBD**  
**Municipality Number: 23-00400014**  
**Springdale Townhomes**  
**August 2, 2023**



**SCAD Expiration Date: January 28, 2024**

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  
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: August 2, 2023	Single-Family:		Elementary: 19
Name: Springdale Townhomes	Townhouse: 137		Middle: 8
SBBC Project Number: SBBC-3446-2022	Garden Apartments:		
County Project Number: TBD	Mid-Rise:		High: 14
Municipality Project Number: 23-00400014	High-Rise:		
Owner/Developer: Fimiani Development Corporation	Mobile Home:		Total: 41
Jurisdiction: Margate	Total: 137		

**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	618	-391	-21	61.2%	28
Margate Middle	1,328	960	1,092	-347	-15	75.9%	15
Coconut Creek High	2,884	705	1,905	-979	-39	66.1%	31

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
Atlantic West	646	-363	64%	601	606	614	621	612
Margate Middle	1,107	-332	76.9%	1,056	1,025	999	973	947
Coconut Creek High	1,936	-374	67.1%	1,884	1,868	1,857	1,846	1,835

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
Eagles Nest 6-8	800	57	-743	57	57	57
Panacea Prep Charter School	348	85	-263	85	85	85
Renaissance Charter School At University	1,504	1,454	-50	1,454	1,454	1,454
Somerset Academy Riverside Elementary	750	291	-459	291	291	291
Somerset Academy Riverside Middle	525	124	-401	124	124	124
Somerset Prep Charter @ N Lauderdale	1,000	723	-277	723	723	723
Somerset Prep Charter @ N Lauderdale 9-12	1,000	340	-660	340	340	340

## 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

The site plan application proposes 137 (three-bedroom or less) townhouse units, which are anticipated to generate 41 (19 elementary, 8 middle, and 14 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 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 and approved and vested developments anticipated to be built within the next three years (2022/23- 2024/25), these schools are expected to maintain their current status through the 2024/25 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 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 2022/23 to 2026/27 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 137 (three-bedroom or less) 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 January 28, 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-3446-2022 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

8/2/2023

Date

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP

Name

Planner

Title