

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

**SITE PLAN**

**SBBC-2275-2017**

**Municipality Number: DCR 06-17-02**

**Marquesa Development**

**June 27, 2017**



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
<b>Date:</b> June 27, 2017	<b>Single-Family:</b>	Charter Schools 112,240 SF	Elementary: 22
<b>Name:</b> Marquesa Development	<b>Townhouse:</b>		
<b>SBBC Project Number:</b> SBBC-2275-2017	<b>Garden Apartments:</b> 220		Middle: 9
<b>County Project Number:</b> N/A	<b>Mid-Rise:</b>		
<b>Municipality Project Number:</b> DCR 06-17-02	<b>High-Rise:</b>		High: 8
<b>Owner/Developer:</b> Alliance XVI, LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Margate	<b>Total:</b> 220		<b>Total:</b> 39

## SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS Capacity	Benchmark Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Gross Capacity	Cumulative Reserved Seats
Liberty	1,282	1,282	997	-285	-15	77.8%	106
Margate	1,328	1,328	1,252	-76	-3	94.3%	54
Coconut Creek	2,884	2,884	1,454	-1,430	-57	50.4%	61

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				17/18	18/19	19/20	20/21	21/22
Liberty	1,103	-179	86%	962	947	957	972	977
Margate	1,306	-22	98.3%	1,255	1,264	1,275	1,255	1,266
Coconut Creek	1,515	-1,369	52.5%	1,511	1,574	1,611	1,633	1,656

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.

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2016-17 Contract Permanent Capacity	2016-17 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				17/18	18/19	19/20
Ascend Career Academy	1,000	127	-873	127	127	127
Broward Math And Science Schools	400	229	-171	229	229	229
Suned High North Broward	400	303	-97	303	303	303
West Broward Academy	910	405	-505	405	405	405

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

School(s)	Description of Improvements
Liberty	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Margate	There are no capacity additions scheduled in the ADEFP that will impact the FISH capacity of the school
Coconut Creek	There are no capacity additions scheduled in the ADEFP that will impact the 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, there are 92 (32 one-bedroom 48 two bedrooms and 12 three or more bedroom) garden apartment units already entitled on the site, which would generate 16 (9 elementary, 4 middle and 3 high school) students. Staff reviewed the project for 220 (80 one bedroom, 116 two bedroom and 24 three or more bedroom) garden apartment units, which will generate a total of 39 students (22 elementary, 9 middle and 8 high school students) or 23 net additional students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school years include Liberty Elementary, Margate Middle and Coconut Creek High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the impacted schools are currently operating below the adopted Level of Service (LOS) of 100% gross capacity and are expected to maintain their current status through the 2018/19 school year.

It should be noted that these projections incorporate the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2016/17- 2018/19). Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

In the 2016/17 school year, the charter schools located within a two-mile radius of the site 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 2016/17 to 2020/21 regarding pertinent impacted schools are depicted above.

This application satisfies public school concurrency on the basis that adequate school capacity is anticipated to be available to support the project as proposed. This preliminary determination shall be valid until the end of the current 2016/17 school year or 180 days, whichever is greater, for a maximum of 220 (80 one bedroom, 116 two bedroom and 24 three or more bedroom) garden apartment units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on December 17, 2017. 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-2275-2017 Meets Public School Concurrency Requirements**

☒ Yes ☐ No

Reviewed By:

6/27/17  
Date

  
Signature

Lisa Wight

Name

Planner

Title