

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

SITE PLAN

SBBC-2345-2017

Municipality Number: TBD
Oakland Park Multifamily

June 21, 2018



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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: June 21, 2018	Single-Family:	Clubhouse for residents	Elementary: 22
Name: Oakland Park Multifamily	Townhouse:		
SBBC Project Number: SBBC-2345-2017	Garden Apartments: 114		Middle: 13
County Project Number: N/A	Mid-Rise:		
Municipality Project Number: TBD	High-Rise:		High: 14
Owner/Developer: CG Oakland Park, LLC	Mobile Home:		
Jurisdiction: Oakland Park	Total: 114		Total: 49

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
North Andrews Gardens	921	921	903	-18	-1	98.0%	17
Oakland Park	840	840	652	-188	-10	77.6%	5
Rickards, James	1,029	1,029	871	-158	-7	84.6%	15
Northeast	2,389	2,389	1,804	-585	-23	75.5%	20

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Cap. Adj. Benchmark	Projected Enrollment				
				18/19	19/20	20/21	21/22	22/23
North Andrews Gardens	920	-1	99.9%	903	901	898	896	893
Oakland Park	657	-183	78.2%	659	667	676	684	693
Rickards, James	886	-143	86.1%	855	841	834	820	817
Northeast	1,824	-565	76.3%	1,804	1,788	1,771	1,754	1,738

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	2017-18 Contract Permanent Capacity	2017-18 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				18/19	19/20	20/21
Innovation Charter School	580	386	-194	386	386	386

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

School(s)	Description of Improvements
North Andrews Gardens	There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school.
Oakland Park	There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school.
Rickards, James	There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school.
Northeast	There are no planned capacity additions in the ADEFP that would increase the FISH capacity reflected for the school.

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Comments

According to the application, the project proposes a total of 114 (three or more bedrooms) garden apartment units, which will generate 49 students (22 elementary, 13 middle and 14 high school students).

The school Concurrency Service Areas (CSA) impacted by the project in the 2017/18 school year include North Andrews Gardens Elementary, James Rickards Middle and Northeast High Schools. Based on the Public School Concurrency Planning Document (PSCPD), each of the impacted schools is operating below the adopted Level of Service (LOS) of 100% gross capacity. It should be noted that the LOS is 100% gross capacity only until the end of the 2018/19 school year and commencing the 2019/20 school year, the LOS transitions to 110% permanent Florida Inventory of School Houses (FISH) capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2017/18- 2019/20), the middle and high schools are projected to operate below the adopted LOS through the 2019/20 school year, while the elementary school may not have sufficient excess capacity to absorb the entire student impact of the project and maintain the LOS. Therefore, the Capacity Allocation Team met on June 20, 2018 and decided to allocate the needed (5) elementary school student stations to Oakland Park Elementary School, which is adjacent to North Andrews Gardens and is anticipated to maintain the adopted LOS for the next three school years. It should be noted that FISH capacity for the impacted schools reflect compliance with the class size constitutional amendment.

In the 2017/18 school year, the charter schools located within a two-mile radius of the site and their associated data 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 2017/18 to 2021/22 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 2017/18 school year, or 180 days, whichever is greater, for a maximum of 114 (three or more bedrooms) 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, 2018. 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-2345-2017 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

Date

10/24/18

Signature

Lisa Wight

Name

Planner

Title