

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

**PLAT**

**SBBC-3646-2023**

**County Number: 034-MP-23**

**Folio #: 504130010040**

**Griffin 106 Subdivision**

**December 18, 2023**

**SCAD Expiration Date: June 15, 2024**

**Growth Management**  
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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
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PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: December 18, 2023	Single-Family: 38		Elementary: 8
Name: Griffin 106 Subdivision	Townhouse:		Middle: 4
SBBC Project Number: SBBC-3646-2023	Garden Apartments:		High: 6
County Project Number: 034-MP-23	Mid-Rise:		Total: 18
Municipality Project Number: N/A	High-Rise:		
Owner/Developer: Hanson Homestead, LLC	Mobile Home:		
Jurisdiction: Cooper City	Total: 38		

**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
Embassy Creek	1,087	776	1,223	27	2	102.3%	0
Griffin	687	826	592	-95	-5	86.2%	6
Pioneer	1,660	705	1,460	-200	-9	88.0%	4
Cooper City	2,311	960	2,306	-183	-7	92.6%	6

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment	25/26	26/27	27/28	28/29
Embassy Creek	1,223	27	102.3%	1,208	1,190	1,178	1,164	1,164
Griffin	598	-89	87%	570	574	560	566	569
Pioneer	1,464	-186	88.2%	1,444	1,428	1,412	1,395	1,378
Cooper City	2,312	-182	92.7%	2,285	2,302	2,290	2,279	2,266

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
Renaissance Charter School - Cooper City	1,504	1,160	-344	1,160	1,160
				1,160	1,160

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

School(s)	Description of Improvements
Embassy Creek	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Griffin	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Pioneer	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Cooper City	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 plat application proposes 38 (four-bedroom or more) single-family units, which are anticipated to generate 18 (8 elementary, 4 middle, and 6 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2023/24 school year include Embassy Creek Elementary, Pioneer Middle, and Copper City High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the high and middle 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 while Embassy Creek Elementary School exceeds the LOS. Therefore, the District's Capacity Allocation Team convened on December 18, 2023, and allocated 8 elementary school student stations that may be needed by the project to Griffin Elementary School, which is adjacent to the impacted CSAs and is projected to remain within the LOS for the next three effective 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.

The charter schools located within a two-mile radius of the site in the 2023/24 school year. 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 until the end of the school year or 180 days whichever is greater. Therefore, this preliminary determination shall be valid for a maximum of 38 (four-bedroom or more) single-family units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on June 15, 2024. This preliminary public 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-3646-2023 Meets Public School Concurrency Requirements**

Yes  No

Reviewed By:

12/18/2023

Date

*Glenrika D. Gordon*

Signature

Glenrika D. Gordon, AICP

Name

Planner

Title