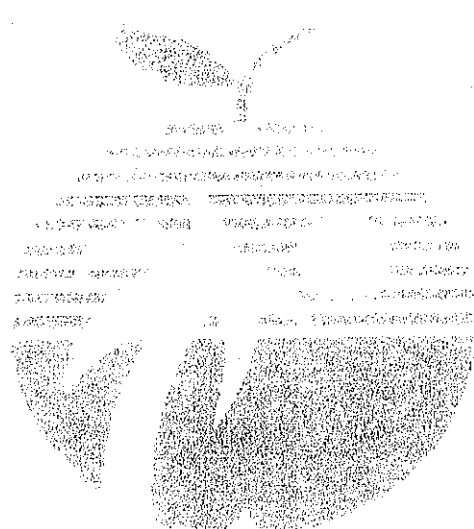


The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT

LAND USE
SBBC-885-2010
County No: TBD
Coral Springs Country Club

July 29, 2014



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SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE				PROPERTY INFORMATION
Date: July 28, 2014	Units Permitted	188	Units Proposed	250	Existing Land Use: Residential High 20.01 -
Name: Coral Springs Country Club	NET CHANGE (UNITS)				Proposed Land Use: Residential High 20.01 -
SBBC Project Number: SBBC-885-2010	Students	Permitted	Proposed	NET CHANGE	Current Zoning: RM-30
County Project Number: TBD	Elem	0	7	7	Proposed Zoning: RM-30
Municipality Project Number:	Mid	0	3	3	Section: 20
Owner/Developer: Country Club of Coral Springs, Inc.	High	0	2	2	Township: 48
Jurisdiction: Coral Springs	Total	0	12	12	Range: 41

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
Parkside Elementary	1,016	1,016	740	-276	-15	72.8%
Sawgrass Springs Middle	1,473	1,473	1,172	-301	-13	79.6%
Coral Glades High	2,637	2,637	2,418	-219	-8	91.7%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% Gross Capacity Adjusted Benchmark	Projected Enrollment				
				14/15	15/16	16/17	17/18	18/19
Parkside Elementary	740	-276	72.8%	723	698	683	660	645
Sawgrass Springs Middle	1,172	-301	79.6%	1,141	1,119	1,081	1,061	1,036
Coral Glades High	2,418	-219	91.7%	2,442	2,444	2,384	2,380	2,404

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. 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/dss/EnrollmentProj.shtml>. The annual benchmark enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

*The first Monday following Labor Day

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	17/18	18/19	19/20	20/21	21/22
Area A - Elementary	15,716	12,833	-2,883	14,832	15,128	15,424	15,720	16,017
Area A - Middle	8,663	6,469	-2,194	7,193	7,155	7,116	7,078	7,040
Area A - High	13,237	11,087	-2,150	10,681	10,670	10,660	10,649	10,638

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2013-14 Contract Permanent Capacity	2013-14 Benchmark* Enrollment	Over/(Under)	Projected Enrollment		
				14/15	15/16	16/17
Broward Comm. Charter West	500	289	-211	289	289	289
Coral Springs	1,600	1,653	53	1,653	1,653	1,653
Discovery Middle Charter	600	156	-444	156	156	156

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*The first Monday following Labor Day

**PLANNED AND FUNDED IMPROVEMENTS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 1 - 5)**

School(s)	Description of Improvements
Parkside Elementary	None
Sawgrass Springs Middle	None
Coral Glades High	None

**PLANNED IMPROVEMENTS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN
(Years 6 - 10)**

Improvements for Planning Area A	
School Level	Comments
Elementary	None
Middle	None
High	None

Comments

Information contained in the application indicates that the approximately 10.2 gross acres (9.35-acre net) site is generally located south of Sample Road and west of Coral Springs Drive in the City of Coral Springs. The current land use designation for the site is High Residential (19 du/ac), which allows 168 high rise residential units. The applicant proposes to change the land use designation to High Residential (27.3 du/ac) to allow 250 mid rise residential units which are anticipated to generate 12 additional students (7 elementary, 3 middle, and 2 high school) into Broward County Public Schools.

The site (LUPA PC 06-4) is subject to a Declaration of Restrictive Covenants (OR BK 47393 Pages 1263-1281), which restricts the development to 168 high rise units and requires mitigation for the student impact for the anticipated 7 elementary and 1 middle school students generated utilizing the then effective student generation rates.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2013-14 school year are Parkside Elementary, Sawgrass Springs Middle, and Coral Glades High. Based on the District's Public School Concurrency Planning Document, all of the schools are operating below the adopted LOS of 100% of their capacities in the 2013-14 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2013-14 - 2015-16), all the schools are expected to operate below the adopted LOS of 100% through the 2015-16 school year. It should be noted that the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2013-14 - 2017-18. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2013-14 school year are depicted herein.

Capital improvements scheduled in the long range section (2018-19 to 2022-23) of the currently Adopted DEFP Fiscal Years 2013-14 - 2017-18 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "A" and the elementary, middle, and high schools currently serving Planning Area "A" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein. Therefore, Planning Area "A" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please note that as a condition of approval of this application, the applicant should be required to revise the Declaration of Restrictive Covenants cited above to address the committed mitigation and to reflect the revised unit mix.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

The School Board of Broward County, Florida
SCHOOL CONSISTENCY REVIEW REPORT
PROJECT NUMBER: SBBC-885-2010

JULY 29, 2014
Date

Reviewed By:


Signature

Mohammed Rasheduzzaman, AICP
Name

Planner
Title