
INTEROFFICE MEMORANDUM

TO: PLANNING AND ZONING MEMBERS
FROM: JEFF BOWMAN, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: PROPOSED AMENDMENTS TO THE TOWN'S COMPREHENSIVE PLAN
DATE: 3/10/2011

As you know the Board reviewed the proposed amendments to the Town's Comprehensive Plan on June 16, 2010 and July 21, 2010 recommending approval to the Town Commission. Following your review and the Town Commission's approval on first reading of Ordinance 2010-06, the proposed amendments were sent to the Department of Community Affairs (DCA) for approval.

DCA provided their written report which is referred to as an Objections, Recommendations, and Comments Report (ORC).

Walter Keller has prepared revisions to address DCA's recommendations and will be present to explain the proposed amendments. **Exhibit 1** is Mr. Keller's response to the Department of Community Affairs (DCA) Objections, Recommendations, and Comments (ORC) report as amended with minor revisions discussed at the March 8, 2011 Commission Roundtable meeting.

The Comprehensive Plan with its supporting documents is very extensive. **Exhibit 2** outlines only the pages of the Comprehensive Plan and support documents that were revised to address DCA's concerns. Included in the back-up is also items of information maps and tables not previously reviewed by the Board and are indicated in Walter's report on page 5.

Second reading of Ordinance 2010-06 adopting the proposed amendments is scheduled for March 22, 2011.

History

In mid-2009' the Town started the process of updating portions of the Comprehensive Plan and Supporting Documents in an effort to comply with various mandates of the State of Florida and Broward County. The proposed amendments are outlined below:

1. A Public School Facilities element, in accordance with Section 163.3177(12), Florida Statutes.
2. Revisions that the Broward County Planning Council is requiring the Town to make in order for the Town's comprehensive plan to be recertified as being in substantial conformity with the County's plan.
3. Provisions implementing greenhouse gas reduction strategies and energy-efficient land use patterns into various elements of the Town's comprehensive plan, as required by Chapter No. 2008-191, Laws of Florida.
4. Revisions to the transportation level of service standards to conform to previously adopted changes in the County's plan.

5. Revisions to the provisions applicable to the Coastal High Hazard Area to conform to the revised Section 163.3178, Florida Statutes.

Outlined below are the actions to date regarding the progress of the amendments:

1. June of 2009, Walter Keller (Consultant) started the revisions.
2. December 3, 2009 the Broward County Planning Council provisionally approved the proposed amendments.
3. June 16, 2010 & July 21, 2010 the Planning and Zoning Board reviewed the proposed amendments and recommended approval.
4. August 25, 2010 the Town Commission approved Resolution 2010-20.(Authorizing the issuance of a Notice of Intent(NOI))
5. September 14, 2010, A Public Hearing was held regarding the NOI. The Town Commission approved the further processing of the proposed regulations.
6. On September 27, 2010 the Town Commission approved First Reading of the proposed Ordinance.
7. On December 9, 2010 the Broward County Planning Council approved a six (6) month extension for adoption of the proposed amendments.
8. On December 30, 2010 the Department of Community Affairs (DCA) completed its review of the proposed amendments and provided their recommendations, which are outlined in Walter's ORC response (**Exhibit 1**).
9. March 8, 2011, the Town Commission, at their Roundtable meeting, reviewed the proposed revisions prepared by Walter Keller addressing the concerns of DCA and provided direction to move forward. Staff advised the Commission that we would send the revisions to the Planning and Zoning Board for their review as well.

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Transportation Element

ORC Objection: The Town has not included the projected peak hour levels of service information for transportation facilities, or identified the regional and local transportation facilities critical to evacuation of coastal population on the Future Transportation Map that was submitted.

Authority: Section 163.3177 (6) (j), F.S.; and Rule 9J-5-019 (2) (b) 4 and 5, F.A.C.

Recommendation: The Department recommends that the Town either include the projected peak hour levels of service for transportation facilities and the regional and local transportation facilities critical to evacuation of coastal population on the Future Transportation Map that was submitted or include this information as a separate map series to be adopted as part of the Transportation Map series.

Proposed Revision:

The data and analysis of the Transportation Element were revised to reflect more recent traffic projections available in the 2030 LRTP thereby revising the 2020 traffic projections and LOS. Text, Table 7-5 and Figure 7-5 in the data and analysis were revised to address the ORC Objection (see pages VII-19 thru VII-21). Added revised projected peak hour levels of service and Evacuation Routes outside of the Town to the adopted Future Transportation Map (see revised Figure 5 page 125).

Inadequate Policies on Greenhouse Gas Emission Reduction (Future Land Use, Housing, Transportation, and Conservation Elements)

ORC Objection: The following policies lack meaningful and predictable standards and guidelines as to how these policies will be implemented and ultimately achieve the objectives with which they are associated.

New Housing Element Policies 2.5.1 through 2.5.4 states the Town “shall encourage energy efficient design and in the creation of housing”, “shall promote new housing projects which contain compact building design principles, mixed use, medium to medium high densities, promote pedestrian activity and support multi modal transportation options”. The Town shall “promote housing projects which use renewable energy resources in construction, reduce public infrastructure costs and reduce impacts on natural resources”. (Please note Policies 2.5.1 and 2.5.3 are identical).

Modified Transportation Policy 4.7.6 states “where feasible include the construction of sidewalks and bikeways in all improvement projects...to promote the reduction of greenhouse gas emissions”. Policy 4.7.7 states “investigate the feasibility of installing bicycle racks at Town parks, beach portals, bus stops, commercial establishments and tourist centers to promote the reduction of greenhouse gas emissions”. Policy 4.10.2 will “Encourage mixed use and transit oriented development...thereby promoting the reduction of greenhouse gas emissions”.

Authority: Sections 163.3177(6) (a), (b), (d) 6, (f)(1)h and i, (j)10, and (9), F.S.; Rules 9J-5.003(82), (90), and 9J-5.005(6), F.A.C.

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Recommendation: Revise Housing Element Policies 2.5.1 through 2.5.4 and Transportation Element Policies 4.7.6, 4.7.7, and 4.10.2 to include the specific, measurable outcomes the Town intends to achieve in reducing greenhouse gas emissions, and promoting energy efficiency and conservation. Revise the policies to include meaningful and predictable guidelines and standards that will be applied to development to achieve the objectives. The policies should also identify the guidelines and standards the Town can apply right away and include specific actions and time frames for implementing additional energy conservation measures for reducing greenhouse gas emissions that will take longer to implement. In an effort to assist the Town in addressing this objection, the Department has provided, as an attachment to this report, other policies the Town may wish to consider adopting. These examples have been put forward by other local governments around the state. All of the policies may not be relevant to every local government. The policies also are not intended to be interpreted as what the Town must adopt, but to provide ideas for the Town to consider as it adopts policies appropriate to its own circumstances.

Proposed Revision:

Policy 1.10.04 was added to the Future Land Use Element to incorporate Smart Growth strategies into the Land Development Regulations (see page 12). Policy 2.5.3 was removed from the Housing Element and replaced with a policy to monitor Broward County Climate Change Task Force for applicable policies for the Town (see page 16). Policy 2.5.6 was added to the Housing Element to incorporate Housing Smart Growth strategies into the Land Development Regulations (see page 17). Policies 4.7.10 and 4.7.11 were added to the Transportation Element to incorporate pedestrian improvements into the 2011 Master Plan Update and to identify cost effective multimodal capital improvements in the Town's 2011 Parking Study and 2012 Five Year Capital Improvement Program (see page 25). Policy 6.4.9 was added to the Conservation Element to monitor Broward County Climate Change Task Force to identify applicable greenhouse gas reduction strategies and conservation policies that are applicable to the Town (see page 38).

Coastal High Hazard Area and Definition

ORC Objection: Section 163.3178(9) (c), F.S., requires that the Future Land Use Map depict the Coastal High Hazard Area (CHHA) and include the definition of the CHHA in the Coastal Management Element. However, the amendment does not include the CHHA on the Future Land Use Map and the Coastal Management Element does not include the definition of the CHHA. The definition of the CHHA is located in Section 163.3178 (2) (h), F.S.

Authority: Sections 163.3178(2) (h) and (9) (c) F.S.; and Rules 9J-5.005 (2), 9J- 5.006 (4) (b) 6, 9J-5.013 (2) (e) 3, F.A.C.

Recommendation: Include the statutory definition of the CHHA in a policy in the Coastal Management Element and depict the CHHA line on the Town's Future Land Use Map based on the definition. The CHHA can be obtained from the South Florida Regional Evacuation Study prepared by the South Florida Regional Planning Council that was made available to the public on December 15, 2010.

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Proposed Revision:

The recently released storm surge information for the Town for a Class I storm surge was obtained from the South Florida Regional Planning Council. This information was added to the Future Land Use Map (see revised Figure 1). A new Policy 5.4.3 has been added to the Coastal Management Element defining the CHHA (see page 31).

Public School Facility Element

ORC Objection: The transmittal package did not include an executed updated interlocal agreement. The Town has not revised the Level of Service (LOS) Standards in the Capital Improvements Element (CIE) and the Public School Facilities Element to be consistent with the second amended interlocal agreement which causes an inconsistency between the CIE and the interlocal agreement. The Town has not incorporated by reference in a policy the adopted School Board of Broward County's 2010-2011 to 2014-15 District Education Facilities Plan adopted on September 7, 2010.

The Town has not included the revised map series showing the District's updated five (2010 to 2015) and ten year (2010 to 2020) maps for elementary, middle, and high schools, charter and special schools, and ancillary facilities.

Policies 11.1.2.10 and 11.1.2.11 appear to direct Broward County to undertake certain actions such as implement impact fees, revise the fees every three years, require new residential construction to pay their fair share, and develop an alternative mitigation system to the fee. Policy 11.1.2.11 also directs the County and School Board to initiate pre-application meetings for development that increase residential uses and requires the County to consider comments submitted by the School District. Policies 11.1.2.10 and 11.1.2.11 do not specify how the Town will coordinate with the County and the other municipalities to implement impact fees, revise the fees every three years, require new residential construction to pay their fair share, and develop other alternative mitigation programs since it is unlikely the Town can compel the County to undertake these activities.

Authority: Sections 163.3177 (12) (c-h), and 163.31777, F.S.; and Rules 9J-5.025 (2), (3) (b) 1, 2, 3, (c) 2, 3, 6, 7 and (4) F.A.C.

Recommendations:

The Town should revise the proposed amendment to make the following changes:

- Include a copy of the signed Second Amendment Interlocal Agreement with the School Board.
- Revise Policy 8.6.2 and Table 3 in the Capital Improvements Element (CIE) and Policy 11.1.2.3 in the Public School Facilities Element to include the level of service standards

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established in Section 8.10 of the Second Amended Interlocal Agreement. Also revise Policy 8.6.4 to adopt the School Board of Broward County's 2010-2011 to 2014-2015 District Educational Facilities Plan that was adopted September 7, 2010.

- Revise the Public Schools Facilities Element (PSFE) to include Future Conditions Maps for the Five Year Plans (2010-2015) for Elementary Schools, Middle Schools, High Schools, Charter Schools, Special Schools and the Future Conditions for Ancillary Plant Locations (2010- 2015). Also include the Future Conditions Maps for the Ten Year Plans (2010-2020) for Elementary Schools, Middle Schools, High Schools, Charter Schools, Special Schools and the Future Conditions Map for Ancillary Plant Locations (2010-2020).
- Policies 11.2.10 and 11.1.2.11 in the PSFE should be revised to state that the Town will coordinate with the School Board, Broward County and other municipalities to accomplish the items listed in these policies.

Proposed Revision:

The Public School Facility Element has been fully updated to be consistent with the 2nd Amended Interlocal Agreement (signature page copy to be attached by the Town). Noted policies in the ORC Report have been revised (see pages 48, 57 thru 60 and Table 3 page 129). The data and analysis has also been updated to reflect current conditions (see revised Figures in the adoption document (see pages 66 thru 78) and Text, Figures and Tables in the Support Document (see pages XII-1 thru XII-72)).

Public School Facility Element

Comment

It appears to be the intent of Goal 11.2 and Objective 11.2.1 to focus on maximizing collaboration and coordination between the Town, other municipalities, and the School Board as well as establishing a mechanism to accomplish this. It would improve this goal and objective if they were revised to clarify that this goal and objective will be accomplished by the Town in coordination with Broward County, other municipalities, and the School Board.

II. Consistency with Chapter 187, F.S., State Comprehensive Plan

The proposed amendment is inconsistent with the following provisions of Chapter 187, F.S.:

Section 187.201 (6), Public Safety, Policies (b) 22 and 23, regarding the safe evacuation of coastal residents and to protect public and private property and human lives from the effects of natural disasters (Coastal High Hazard Area and Transportation Element Objections);

Section 187.201(10) Air Quality, Policies (b) 1-4, regarding the maintenance of optimum air quality and the improvement of air quality (Green House Gas Emissions Reduction Objection);

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Section 187.201 (11), Energy, Policies (b) 1-8, regarding energy conservation (Green House Gas Emissions Reduction Objection);

Section 187.201(16) Urban and Downtown Revitalization, Policy (b) 8, regarding the promotion of intergovernmental coordination and cooperation processes for educational facilities in urban areas (Public School Facilities Element Objections);

Section 187.201(19) Transportation, Policies (b) 2, 3, 9, 13, and 14, concerning the coordination of transportation improvements and alternative modes of transportation (Transportation Element Objection);

Section 187.201(25) Plan Implementation, Policy (b) 7, ensure local plans implement and accurately reflect state goals and policies that address problems, issues, and conditions that are of particular concern in a region.

By addressing the concerns noted in Section I., these inconsistencies with Chapter 187, Florida Statutes, can be addressed.

Items Not Previously Reviewed

The text introducing the Natural Resource Maps was revised to include the off-shore marine resources of the Town. Figure 2 was revised to depict the off-shore marine resources including the coral reefs and the S. S. Copenhagen Shipwreck (see pages 120 and 121).

The Capital Improvements Element's Tables 1 and 2 have been revised to reflect the annual Capital Improvement Program Update. The updated information identifies funding and capital improvement costs for the next 5 years. It should be noted the Capital Improvements are not needed to meet Level of Service requirements and the Town does not utilize de minimis provisions in concurrency determinations. See revised Table 1 and 2 and related text (pages 126 and 127).

- pumping; use of alternate electrical grids. and/or use of wind/solar/natural gas energy;
- Use of building materials with recycled content; eco-friendly insulation; lumber from sustainable sources; or locally produced materials; and.
 - Use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat whole house filtration.

Policy 1.10.04 Modify the Land Development Regulations within one year of Plan adoption to incorporate Smart Growth type initiatives from Policies 1.10.01 – 1.10.03 in the review and processing of site plans and development permits.

Policy 2.4.10 Encourage employers to offer assistance in meeting the housing needs of employees who are cost burdened.

Policy 2.4.11 Support region-wide programs, in cooperation with local governments and the banking industry, to provide mortgages to very low-income households at reduced interest rates.

Policy 2.4.12 Promote partnerships between the public and private sector to create opportunities to live and work in the same community.

Policy 2.4.13 Encourage both ownership and rental opportunities for all types of housing.

Policy 2.4.14 Incorporate tables from the Florida Housing Data Clearinghouse and the Town's 2006 Evaluation and Appraisal Report into the Support Document of the Housing Element.

Objective 2.5

The Town shall encourage energy efficient design and construction in the creation of housing, including the use of renewable energy resources.

Policy 2.5.1 The Town shall promote new housing projects which contain compact building design principles, mixed use, medium to medium high densities, promote pedestrian activity and support multi-modal transportation options.

Policy 2.5.2 The Town shall promote housing projects which use renewable energy resources in construction, reduce public infrastructure costs and reduce the impacts on natural resources.

Policy 2.5.3 The Town shall monitor efforts and findings from Broward County's Climate Change Task Force to identify greenhouse reduction strategies applicable to the Town of Lauderdale by the Sea.

Policy 2.5.4 The Town will encourage developers and builders to comply with the Florida Green Building Coalition, US Green Building Council Leadership in Energy and Environmental Design (LEED) which generally include the following:

- Use of compact building design; energy efficient street lighting; energy efficient automobiles/transit;
- Priority use of small properties in urban areas; use of "brownfield" lands that can be cleaned; use of lands close to sewer and power lines mass transit or green space;
- Use of very efficient clothes washers; Low-flow toilets or waterless urinals; use of reclaimed water; innovative irrigation or drought tolerant plants; use of rain gardens, bioswales and cisterns;
- Use of light-colored exterior walls; buildings shaded on the east and west by trees; properly sized air- conditioners; use of ceiling fans; energy efficient appliances and indoor lighting; efficient well-pumping; use of alternate electrical grids. and/or use of wind/solar/natural gas energy;
- Use of building materials with recycled content; eco-friendly insulation; lumber from sustainable sources; or locally produced materials; and,
- Use of detached garage; carbon monoxide alarm; central dehumidification systems; energy efficient bathroom exhaust fans with timer; humidistat whole house filtration.

Policy 2.5.5 The Town shall coordinate with County, State and other agencies to provide educational programs on the benefits of Smart Growth.

Policy 2.5.6 Modify the Land Development Regulations within one year of Plan adoption to incorporate Smart Growth type initiatives from Policies 2.5.1 – 2.5.4 in the review and processing of site plans and development permits.

Policy 4.7.2 Establish a program to identify locations where sidewalks are required within the single family residential area.

Policy 4.7.3 Improve street signage relative to bicycles and pedestrian activities.

Policy 4.7.4 Seek Broward County and State funding to provide bus turn out bays where feasible.

Policy 4.7.5 Participate in bicycle planning programs of the Broward MPO and District IV of the FDOT to provide bike lanes and include consideration of bicycle and pedestrian ways in transportation planning activities.

Policy 4.7.6 Where feasible, include the construction of sidewalks and bikeways in all improvement projects; include ample signage and/or pedestrian signalization to designate and promote preferred non-vehicle routes to promote the reduction of greenhouse gas emissions.

Policy 4.7.7 Investigate the feasibility of installing bicycle racks at Town parks, beach portals, bus stops, commercial establishments and tourist centers to promote the reduction of greenhouse gas emissions.

Policy 4.7.8 Support Broward County's implementation of the potential SR A1A Greenway including a multipurpose path, bike lanes and sidewalks.

Policy 4.7.9 Coordinate with the Broward County Mass Transit Division, the Broward County Metropolitan Planning Organization and the Florida Department of Transportation to provide a more transit friendly, pedestrian and pleasing environment of bus stops, shelters and wider sidewalks within the Town to promote the reduction of greenhouse gas emissions.

Policy 4.7.10 Incorporate pedestrian improvements into the 2011 update of the Town's Master Plan to encourage increased walking and reduce automobile vehicular miles of travel.

Policy 4.7.11 Identify cost effective capital improvements such as bicycle racks/lockers, kiosks, sidewalk improvements, signage, etc., that improve pedestrian, multi-modal and transit ridership in the Town's 2011 Parking Study and the 2012 Five Year Capital Improvement Program thereby reducing greenhouse gases.

Objective 5.3

Investigate recreation of a coastal dune system along the Town's beachfront.

Policy 5.3.1 Work with the Broward County and other agencies to identify County, State and Federal grants available for establishing a local dune construction program.

Policy 5.3.2 Develop a test program to install dune vegetation and or sand fencing, in order to refine the cost estimate and funding allocation included in the Town capital improvement program and annual capital budget.

Objective 5.4

Limit public expenditures that subsidize development permitted in the coastal high-hazard area except for those necessary to restore services or to improve environmental quality.

Policy 5.4.1 Provide funding for utility and road maintenance primarily with respect to existing needs.

Policy 5.4.2 Future capital improvements should be oriented to maintaining adopted Level of Service standards for planned designated uses or to improve local environmental quality.

Policy 5.4.3 The Coastal High Hazard Area (CHHA) will be included in the Town's Future Land Use Map and be defined as the area seaward from the Class I Storm Surge Line.

Objective 5.5

Provide for the local implementation of County Emergency Preparedness Plan residential notification, evacuation and Town management techniques, with particular emphasis towards the Town's multi-family and tourist areas and the maintenance or reduction of hurricane evacuation times.

Policy 5.5.1 Maintain local emergency services personnel familiarity with Broward County's adopted Emergency Preparedness Plan.



Town of Lauderdale-By-The-Sea

Figure 1 - Future Land Use

Legend

Future Land Use

- Single Family Residence (Low - 5 Units/Acre Max)
- Multi-Family Residence (Low Medium - 10 Units/Acre Max)
- Multi-Family Residence (Medium - 25 Units/Acre Max)
- Multi-Family Residence (High - 50 Units/Acre Max)
- Commercial
- Community Facility
- Recreation & Open Space
- Transportation
- Water

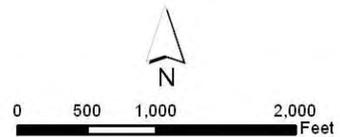
Storm Tide Zones

- Area within Category 1 Storm Surge

Town Limits

- Town of Lauderdale-By-The-Sea

Source: Broward County Property Appraiser 3/17/2005
 South Florida Regional Planning Council/
 Florida Division of Emergency Management, 2009-2010



Policy 6.4.5 Modify the Land Development Regulations to increase the amount of native landscaping and or the use of “xeriscape” required in new development approvals.

Policy 6.4.6 Investigate the feasibility of implementing a demonstration project utilizing "xeriscape" landscaping techniques on Town property.

Policy 6.4.7 Support energy conservation efforts such as solar power and passive solar design techniques.

Policy 6.4.8 The Town shall implement ~~measures a Climate Change Program~~ that supports mitigation and sensitivity to the impacts of climate change in coordination with other municipalities, Broward County, private businesses, other governmental agencies and the State of Florida. This program will focus on mitigating the causes and consequences of greenhouse gas emissions in a cost-effective and efficient manner that preserves the Town’s overall values and quality of life.

Policy 6.4.9 The Town shall monitor efforts and findings from Broward County’s Climate Change Task Force to identify greenhouse gas reduction strategies and conservation policies applicable to the Town of Lauderdale by the Sea.

Objective 6.5

Support efforts to protect waters that flow into estuarine or oceanic waters from pollution.

Policy 6.5.1 Support the regulatory programs of Broward County and the South Florida Water Management District which protect waters that flow into estuarine or oceanic waters.

Objective 6.6

Maintain or increase levels of protection for manatees within the waterways of Lauderdale-By-The-Sea.

Policy 6.6.1 The Town will identify and protect designated manatee Essential Habitat areas, in cooperation with Broward County and the Florida Department of Environmental Protection.

Objective 8.6

The Town of Lauderdale-By-The-Sea, in collaboration with the School Board, Broward County and non-exempt municipalities shall ensure that public school facilities are available for current and future students consistent with available financial resources and the adopted level of service (LOS).

Policy 8.6.1 Consistent with policies and procedures within the Interlocal Agreement for Public School Facility Planning (ILA), the District Educational Facilities Plan shall contain a 5-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted level of service in all Concurrency Service Areas (CSA). This financially feasible schedule shall be updated on an annual basis and annually adopted into the Capital Improvement Element.

Policy 8.6.2 The Level of Service Standard shall be 100% of gross Florida Inventory of School Housing (FISH) for each CSA until the end of 2018/19 school year and commencing at the 2019/20 school year, the LOS for each CSA shall be 110% of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle, and high school.

Policy 8.6.3 The adopted level of service shall be applied consistently by Broward County, the municipalities and the School Board, district-wide to all schools of the same type.

Policy 8.6.4 The School Board's District Educational Facilities Plan District Educational Facilities Plan, including pages 1 through 147 and appendices A to E adopted by the School Board on September 7, 2010, are adopted by reference into the Capital Improvement Element.

Public School Facilities Element

Goal 11.1

The Town of Lauderdale-By-The-Sea (Town) in collaboration with the School Board of Broward County (School Board) and Broward County municipalities (municipalities) shall ensure that public school facilities will be available for current and future students consistent with available financial resources and adopted level of service standards (LOS). This will be accomplished recognizing the School Board's statutory and constitutional responsibility to provide a uniform system of adequate public school facilities and the authority of the Town for development permitting and comprehensive planning.

Objective 11.1.1

Pursuant to Chapters 163.3177 and 163.3180 F.S. and the Interlocal Agreement for Public School Facility Planning (ILA), the Town shall provide comments to the School Board during its annual update and adoption of the Five-Year District Educational Facilities Plan (DEFP) which shall contain a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted level of service in all concurrency service areas (CSAs). **The DEFP shall also contain an LOS plan which reflects the data required to demonstrate the achievement and maintenance of the adopted LOS.** The School Board shall also ensure that school facilities are planned to meet the long-term planning period of the Public School Facility Element (PSFE) of the Town's Comprehensive Plan.

Policy 11.1.1.1 The DEFP shall include a financially feasible schedule of capacity additions to existing schools and construction of new schools to eliminate existing level of service deficiencies and meet the needs of projected growth for the five-year planning period. This financially feasible schedule shall be annually adopted into the Town's Comprehensive Plan Capital Improvements Element (CIE) by reference.

Policy 11.1.1.2 The DEFP shall provide year-by-year projections of the capacity needed to achieve and maintain the adopted LOS within the CSA for each school for the five-year planning period. These projections are included in the supporting documents of the PSFE.

Policy 11.1.1.3 The DEFP's five-year financially feasible schedule shall provide for the remodeling/renovation of existing schools to meet the identified needs of aging schools and replace worn facilities.

Policy 11.1.1.4 The DEFP shall be amended on an annual basis to: 1) add a new fifth year; 2) reflect changes in estimated capital revenues, planned capital appropriations costs, planned capital facilities projects, CSAs and school usage; and, 3) ensure the DEFP continues to be financially feasible for the five-year planning period.

Policy 11.1.1.5 Annual plan amendments to the DEFP and CSA maps shall be coordinated with annual plan amendments to the CIE of the Town's Comprehensive Plan. The annual plan amendments shall ensure that the schedule of capital improvements within the CIE continues to be financially feasible and the LOS will be achieved and maintained.

Objective 11.1.2

The Town shall participate in the Broward County a county-wide public school facilities concurrency management system for implementation of public school concurrency to ensure that public school facilities are available at the adopted level of service standard concurrent with the impact of proposed residential development.

Policy 11.1.2.1 The Town in collaboration with the School Board and Broward County shall implement concurrency management systems consistent with the policies included in the Broward County and the Town's public school facility elements, procedures and requirements included within the ILA and the Town's land development regulations (LDRs).

Policy 11.1.2.2 The CSAs shall be the annually adopted school attendance boundaries for each elementary, middle and high school. The maps of the CSAs are maintained in the data and analysis section of this element.

Policy 11.1.2.3 The Level of Service standard shall be 100% of gross capacity Florida Inventory of School Housing (FISH) for each CSA until the end of the 2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110% of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

Policy 11.1.2.4 If adequate capacity is not available in a CSA for a proposed residential development, but capacity exists in one or more contiguous CSAs, the development may proceed consistent with the provisions and procedures in the ILA and the Town's LDRs.

Policy 11.1.2.5 If adequate capacity is not currently available in a CSA or contiguous CSA, for a proposed residential development, but capacity is scheduled in the DEFP to be available within 3 years after the issuance of final subdivision or site plan approval, (or functional equivalent), development of the project may proceed in accordance with the provisions and procedures in the ILA and the Town's LDRs.

Policy 11.1.2.6 The Town shall not approve a residential plat or site plan (or functional equivalent) until the School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the ILA and the Town's LDRs.

Policy 11.1.2.7 The CSAs shall be established and subsequently modified to maximize available school capacity and make efficient use of new and existing public schools in accordance with the level of service standards and the permanent capacity, taking into account special considerations such as, core capacity, special programs, transportation costs, geographic impediments, diversity programs, and class size reduction requirements to prevent disparate enrollment levels between schools of the same type (elementary, middle, high) and provide an equitable distribution of student enrollment district-wide.

Policy 11.1.2.8 The projected student impact of a proposed residential development shall be determined using the student generation rates approved by the School Board and adopted within the Town's LDRs. The student generation rates shall be reviewed and updated at least every 3 years.

Policy 11.1.2.9 The public school concurrency approval for residential plats shall expire if development within the plat does not commence within 5 years following the date of County Commission approval.

Policy 11.1.2.10 Pursuant to its commitments through the amended ILA, Broward County, based upon studies and recommendations provided by the School Board of Broward County, shall implement school impact fee provisions within the Broward County Land Development Code, and review and revise the school impact fees at least

every three years, to require new residential development to pay its fair share of the cost of land acquisition and construction for new public elementary and secondary school facilities. The Town shall not accept a building permit application, nor issue a building permit, for new or additional residential units, unless the applicant presents evidence from Broward County that the impact of the proposed development on public educational sites and facilities has been mitigated by payment of school impact fees, based on the fee schedule and accompanying provisions of the Broward County Land Development Code. Alternative methods of mitigation for school impacts may only be approved via a recorded agreement among the property owner(s), Broward County, and/or the applicable local government(s) Broward County, and the School Board of Broward County.

Policy 11.1.2.11 **In accordance with the commitments undertaken in the amended ILA,** Broward County and its local governments shall coordinate with the efforts of the School Board of Broward County to address school overcrowding and meet future school needs consistent with the provisions outlined in the Amended Interlocal Agreement for Public School Facility Planning. Also, at the minimum, the following steps shall be followed to address the net student impacts anticipated from proposed Regional Activity Centers (RAC), Local Activity Centers (LAC), Transit Oriented Corridor (TOC), Transit Oriented Development (TOD) or similar land use plan amendment applications:

1. Prior to the School District review of a submitted Broward County Land Use Plan (BCLUP) application containing increased residential units, a pre-application meeting(s) arranged by either the local government initiating the application, or the Broward County Planning Council (BCPC), in coordination with the School District should take place. The following shall be invited to participate in such meeting(s): 1) the local government(s) initiating the application, 2) the pertinent adjacent local government(s) and 3) other pertinent governmental stakeholders. The purpose of the meeting(s) will be to (i) estimate the potential cumulative impact of the application and other application(s) containing increased residential units that may be proposed by the adjacent local government(s) and (ii) explore/reach consensus on the appropriate school capacity solutions that may be jointly provided by the local government, or as result of local government conditions or approval.
2. Broward County shall consider the comments, analysis and recommendations submitted by the School District.

List of Adopted Maps (New)

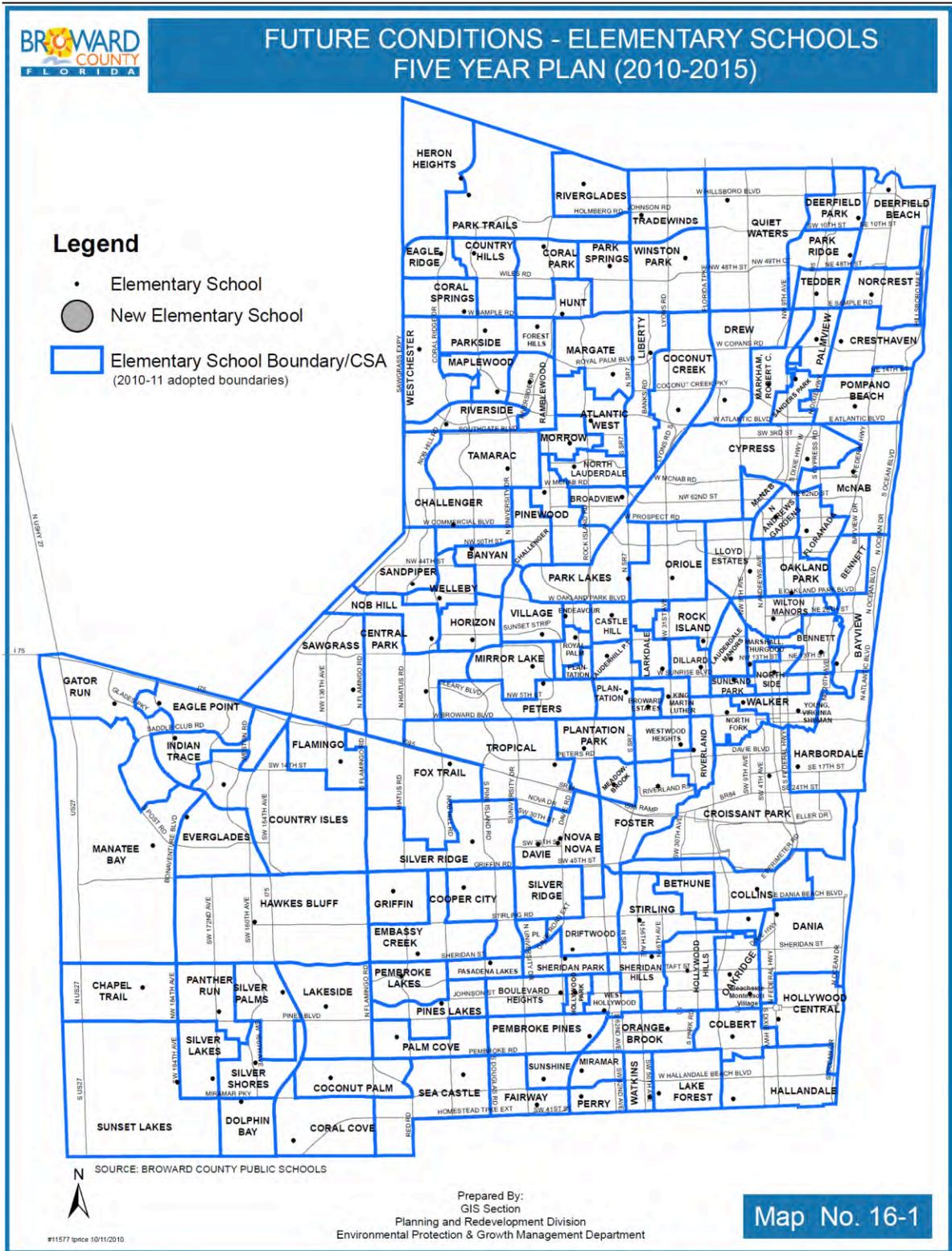
Short-Range – (2007/0810 – 2012/1315)

- Map -1 Future Conditions -Elementary Schools – Five Year Plan
- Map -2 Future Conditions -Middle Schools – Five Year Plan
- Map -3 Future Conditions -High Schools – Five Year Plan
- Map -4 Future Conditions -Charter Schools – Five Year Plan
- Map -5 Future Conditions -Special Schools – Five Year Plan
- Map -6 Future Conditions -Ancillary Plant Locations – Five Year Plan

Long-Range – (2007/0810 – 2017/1820)

- Map -7 Future Conditions -Elementary Schools – Ten Year Plan
- Map -8 Future Conditions -Middle Schools – Ten Year Plan
- Map -9 Future Conditions -High Schools – Ten Year Plan
- Map -10 Future Conditions -Charter Schools – Ten Year Plan
- Map -11 Future Conditions -Special Schools – Ten Year Plan
- Map -12 Future Conditions -Ancillary Plant Locations – Ten Year Plan

Map - 1 (New)



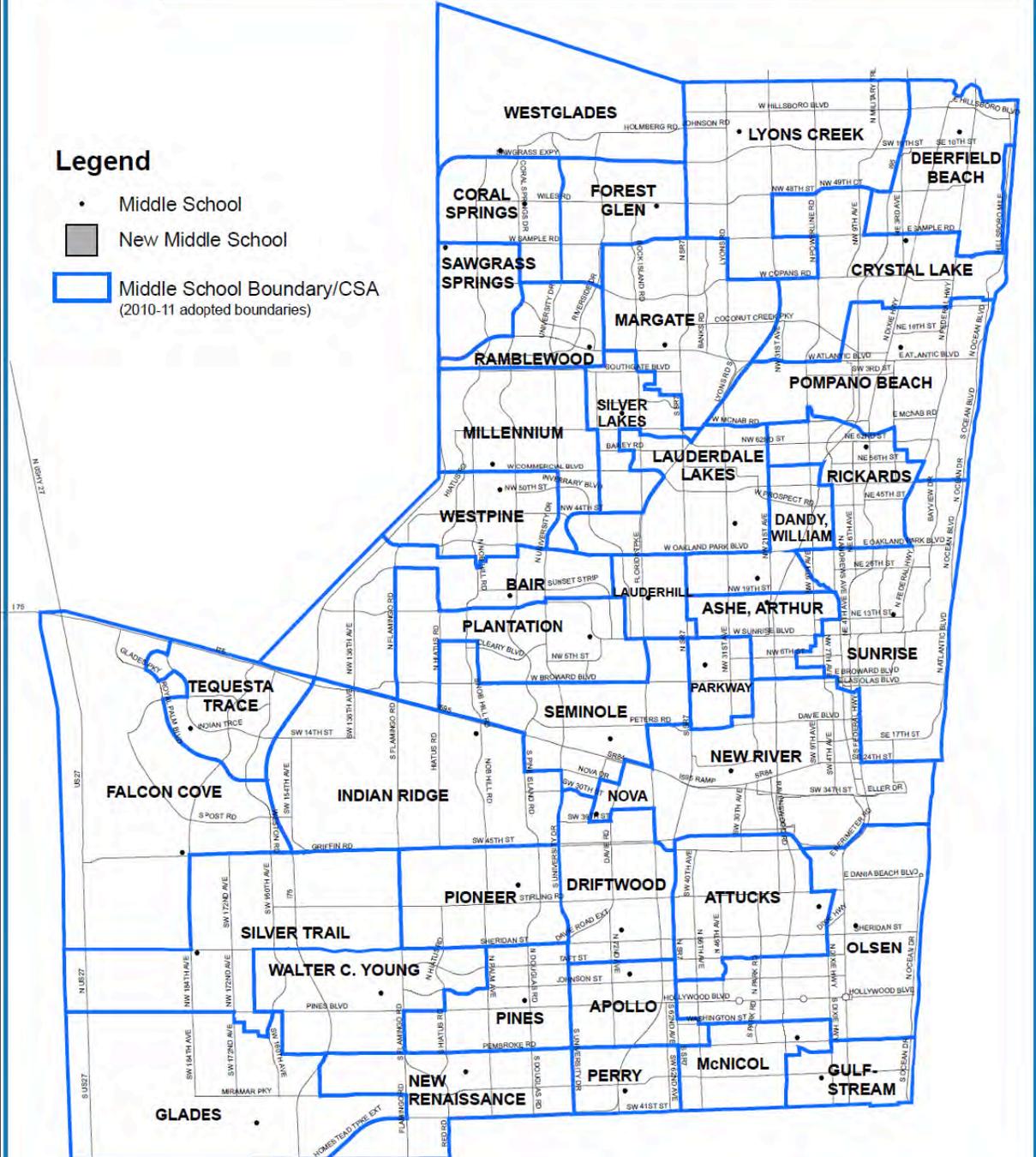
Map - 2 (New)



FUTURE CONDITIONS - MIDDLE SCHOOLS
FIVE YEAR PLAN (2010-2015)

Legend

- Middle School
- New Middle School
- Middle School Boundary/CSA (2010-11 adopted boundaries)



N SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

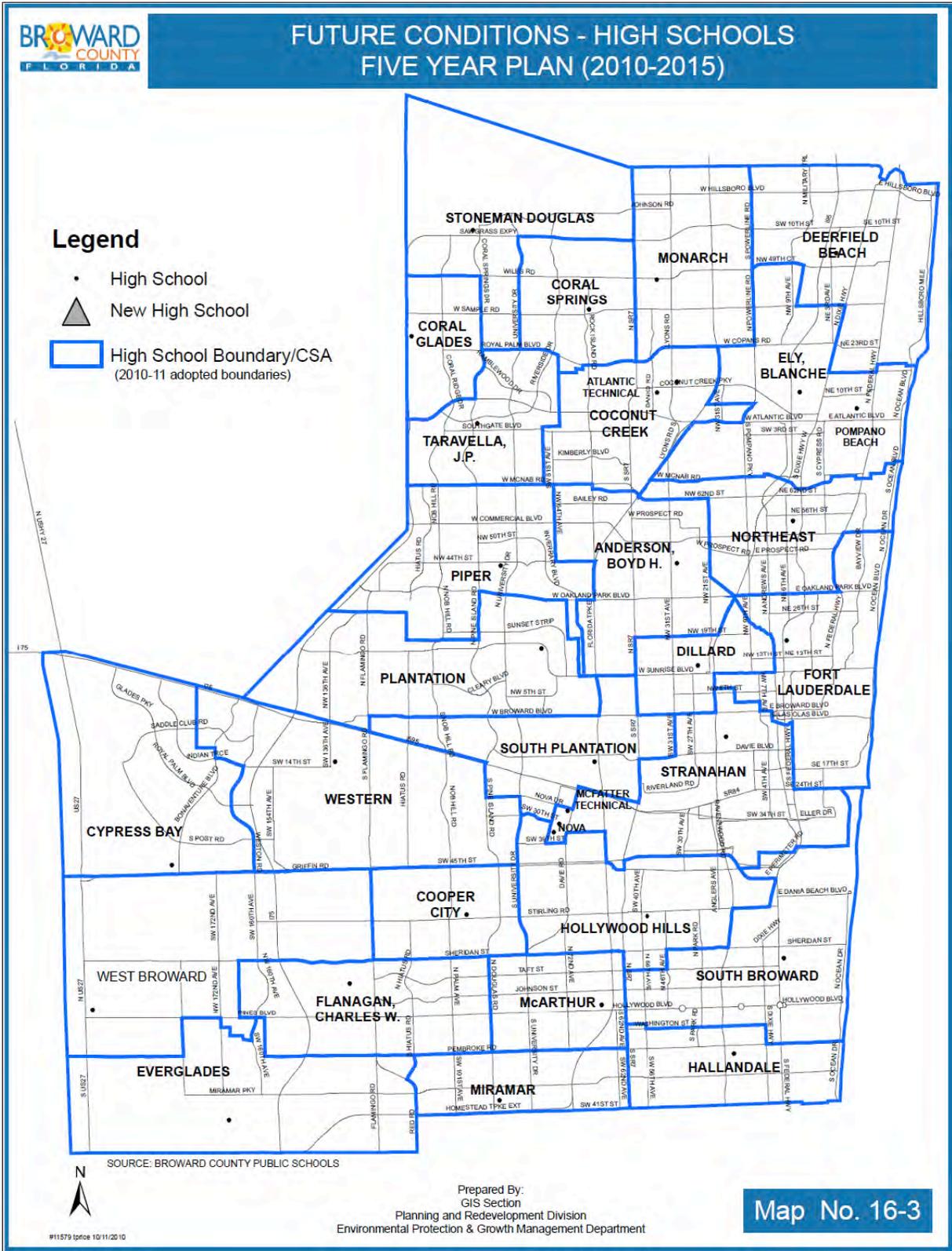


Prepared By:
GIS Section
Planning and Redevelopment Division
Environmental Protection & Growth Management Department

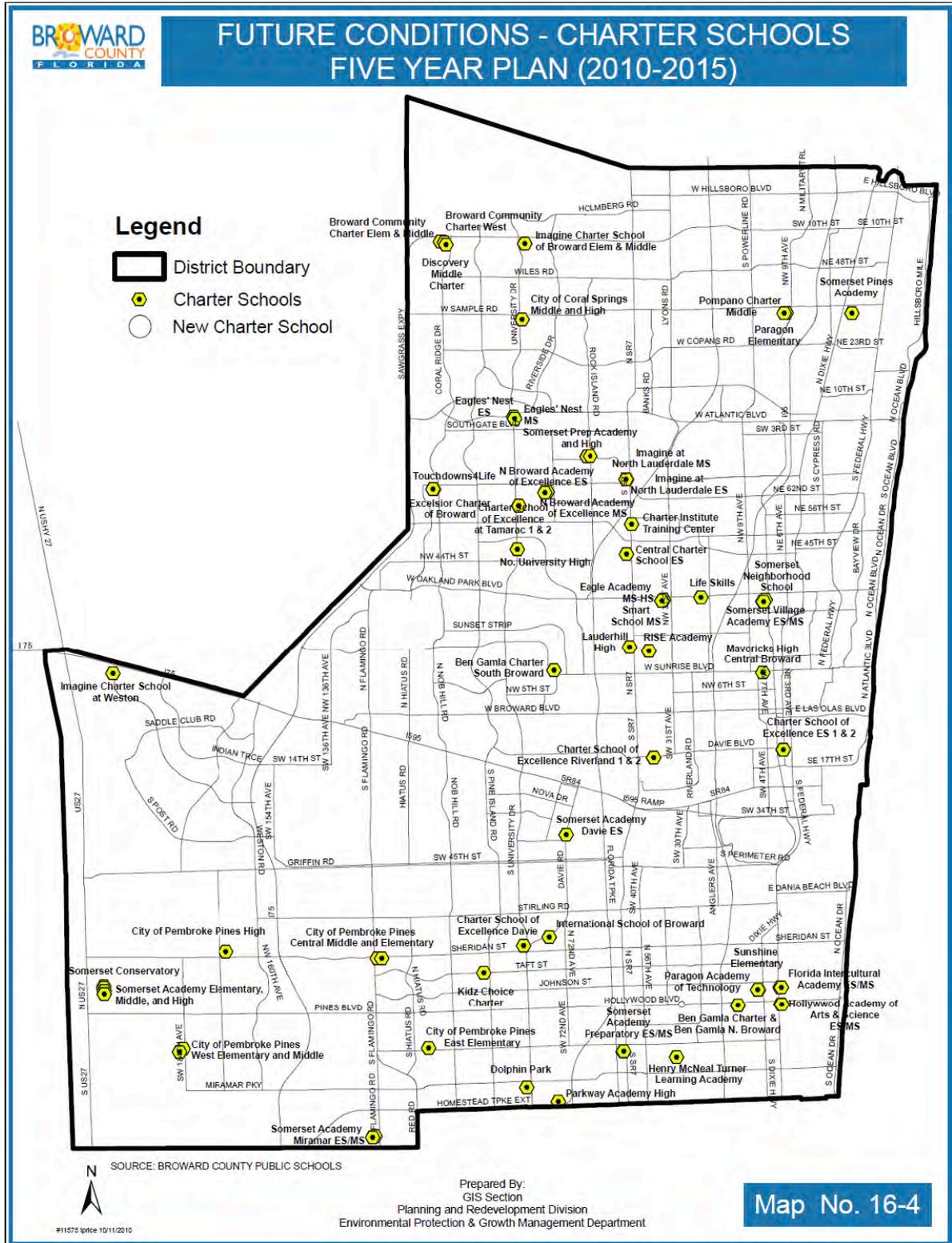
Map No. 16-2

#11551 tpnce 10/11/2010

Map - 3 (New)



Map - 4 (New)



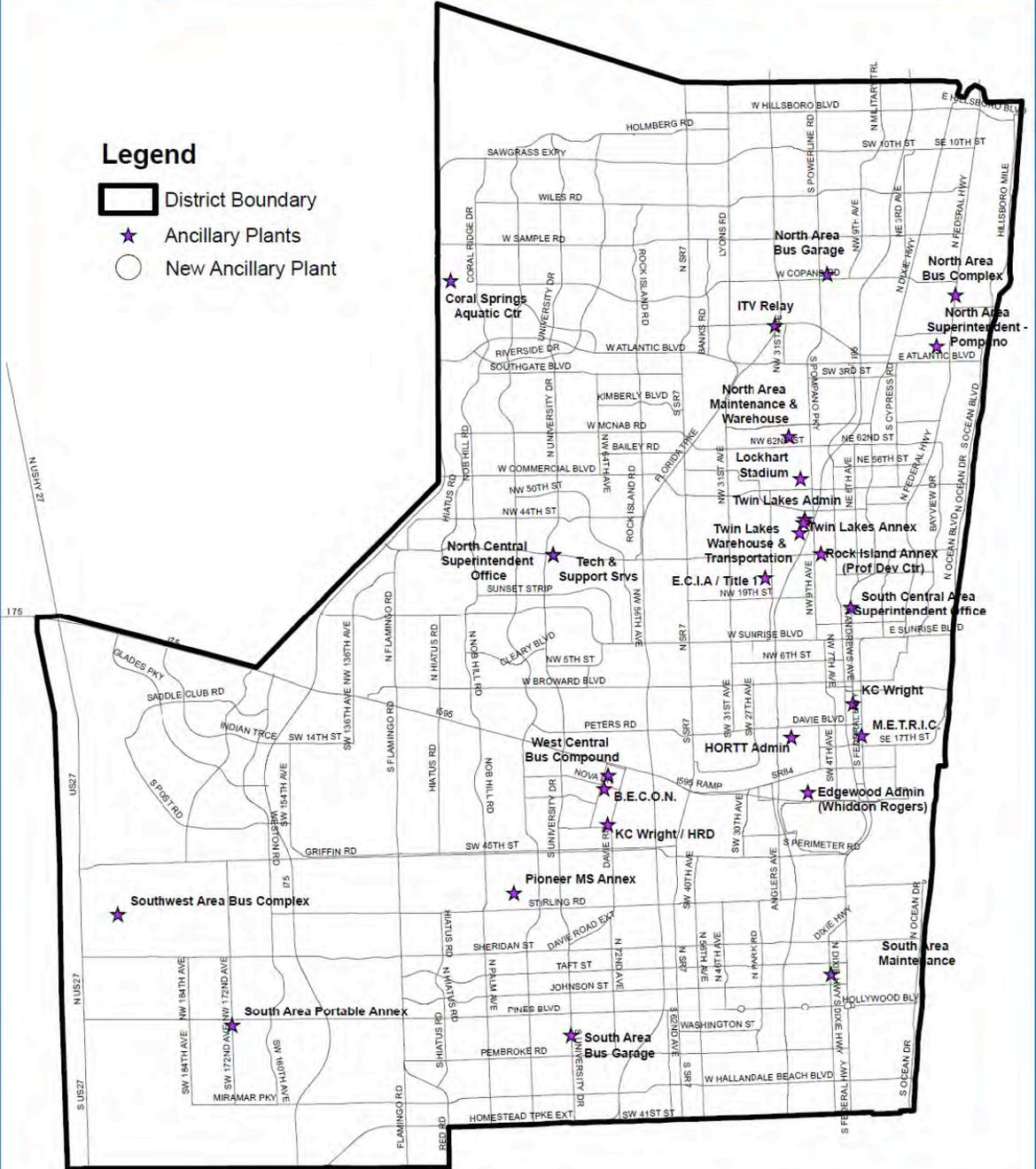
Map - 6 (New)



FUTURE CONDITIONS - ANCILLARY PLANT LOCATIONS
FIVE YEAR PLAN (2010-2015)

Legend

- District Boundary
- ★ Ancillary Plants
- New Ancillary Plant



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

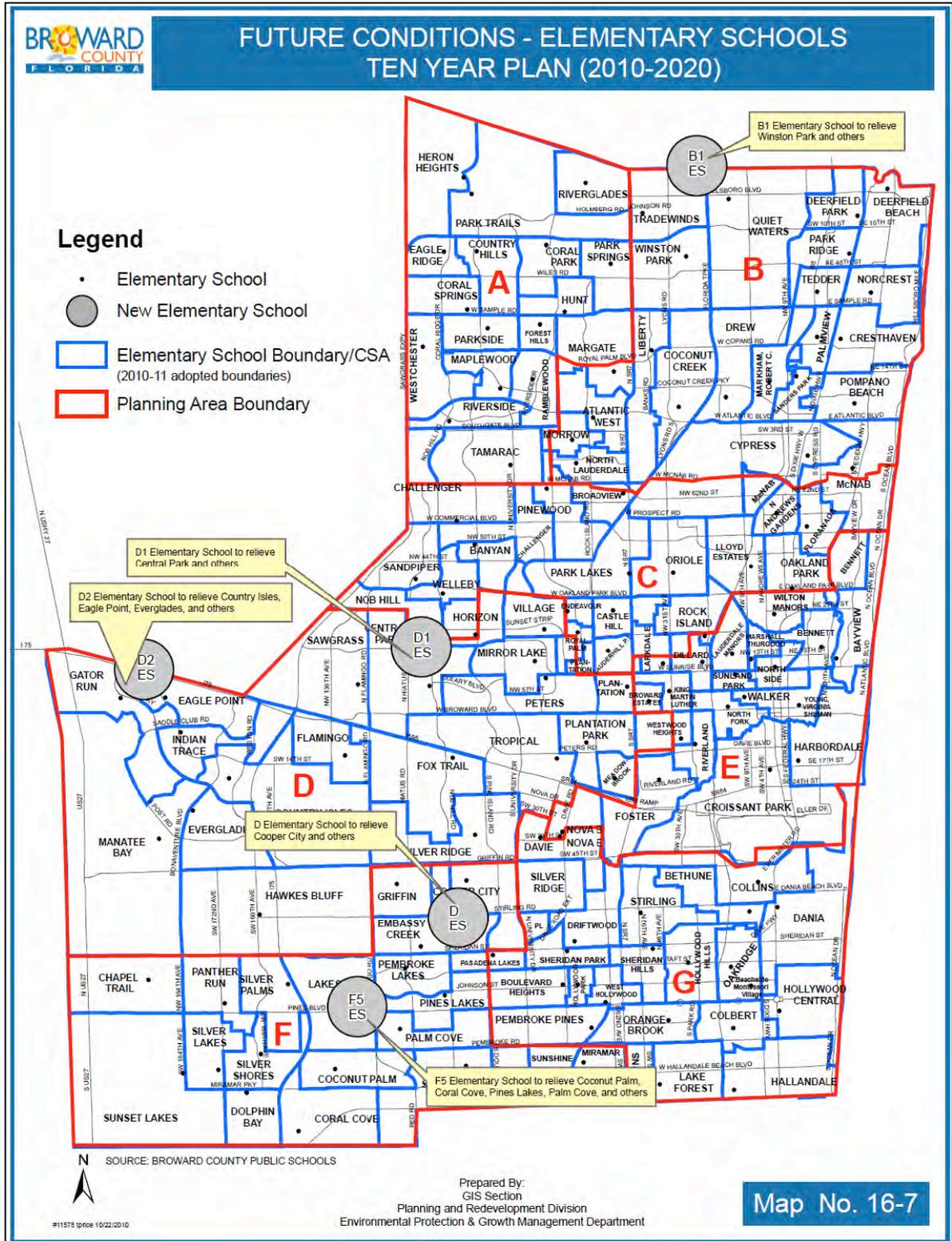


Prepared By:
GIS Section
Planning and Redevelopment Division
Environmental Protection & Growth Management Department

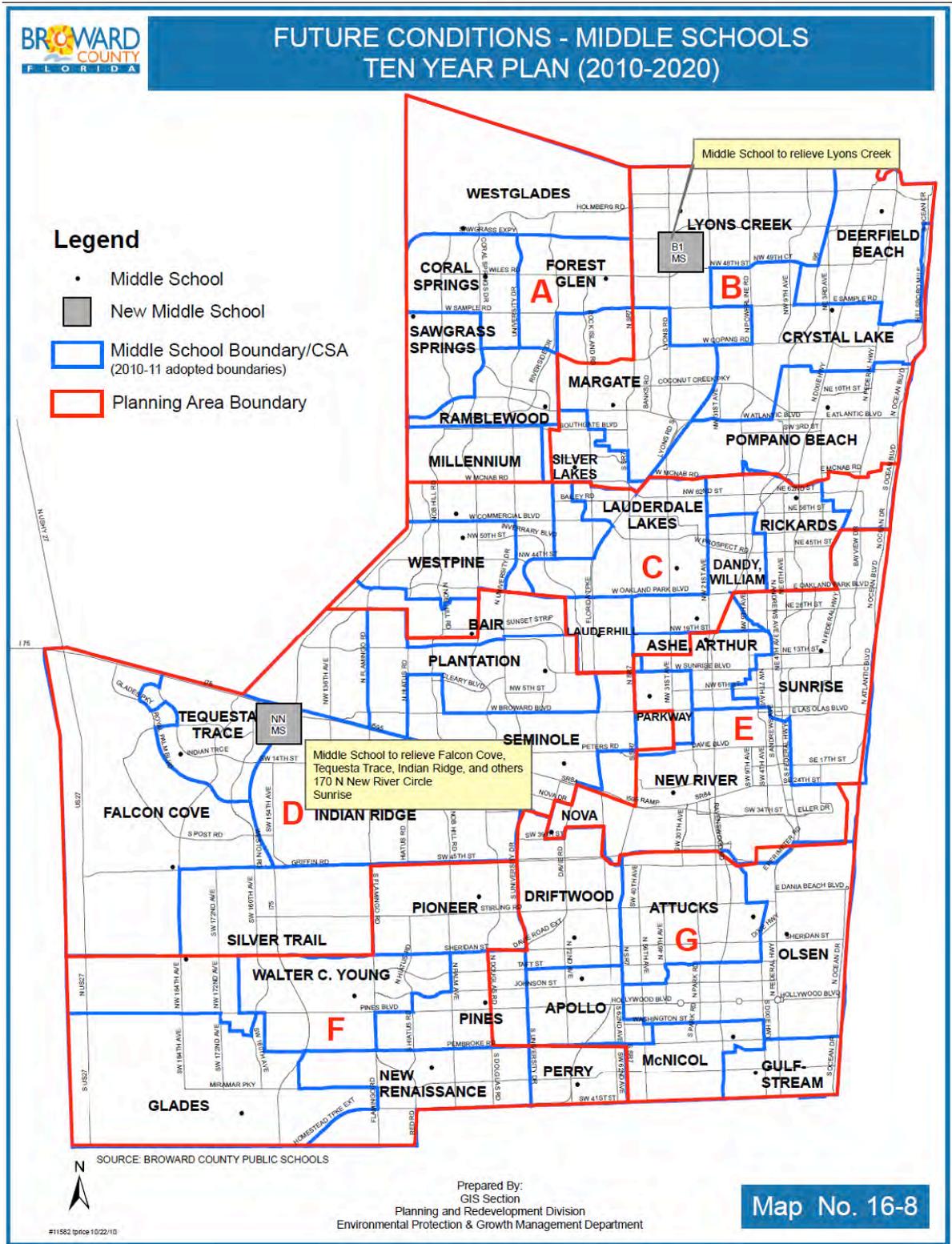
Map No. 16-6

#11474 tplice 10/11/2010

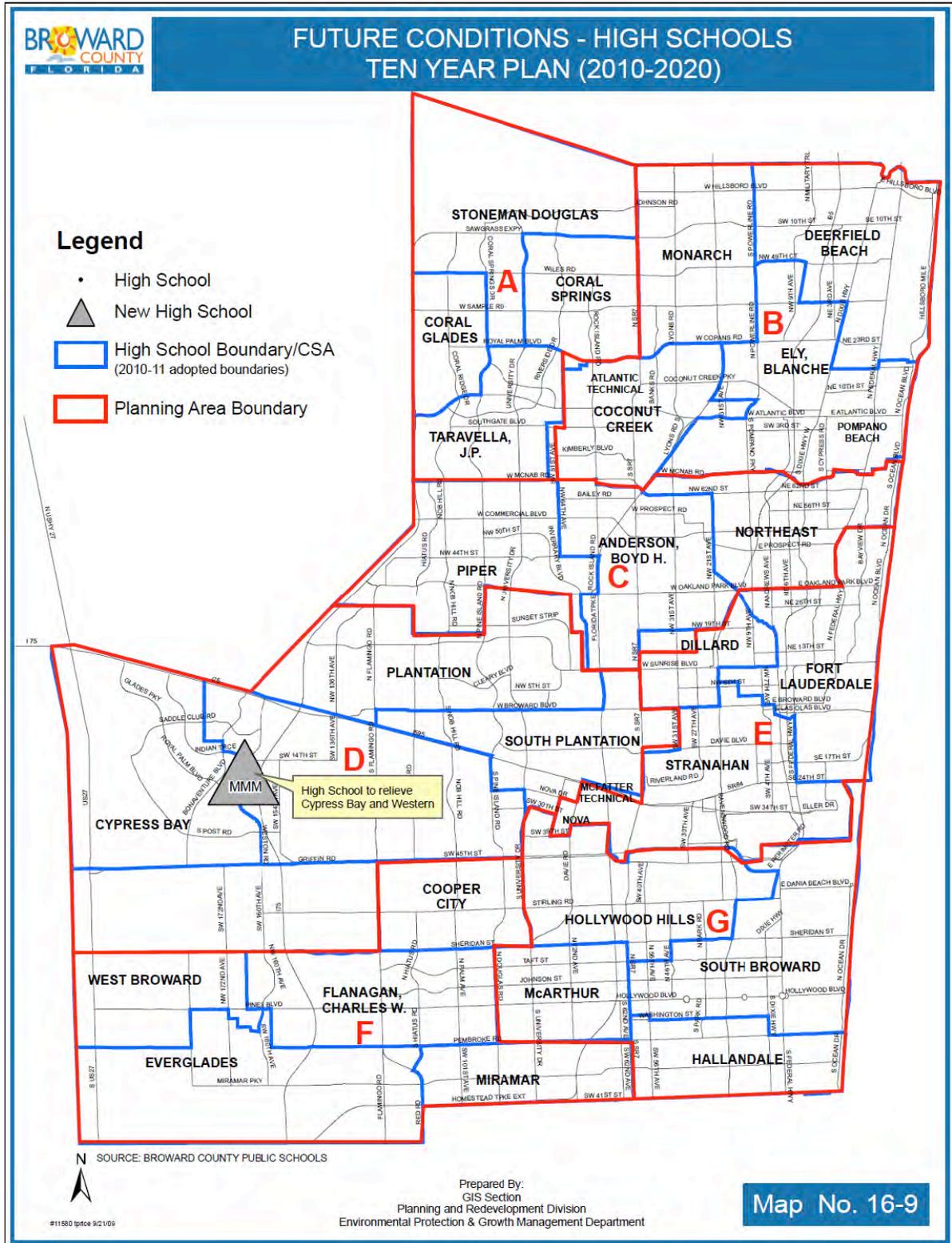
Map - 7 (New)



Map - 8 (New)



Map - 9 (New)



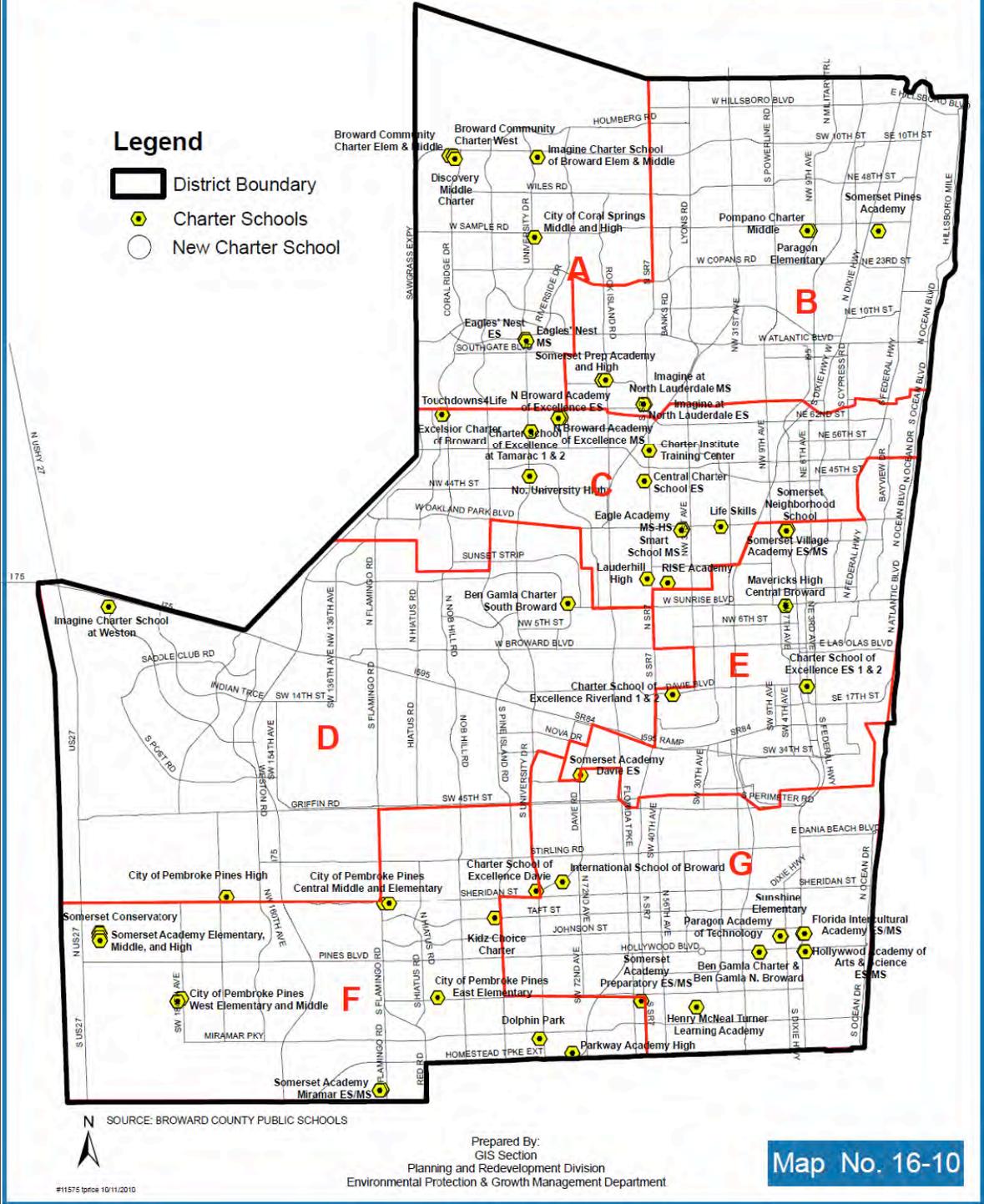
Map - 10 (New)



FUTURE CONDITIONS - CHARTER SCHOOLS
TEN YEAR PLAN (2010-2020)

Legend

- District Boundary
- Charter Schools
- New Charter School



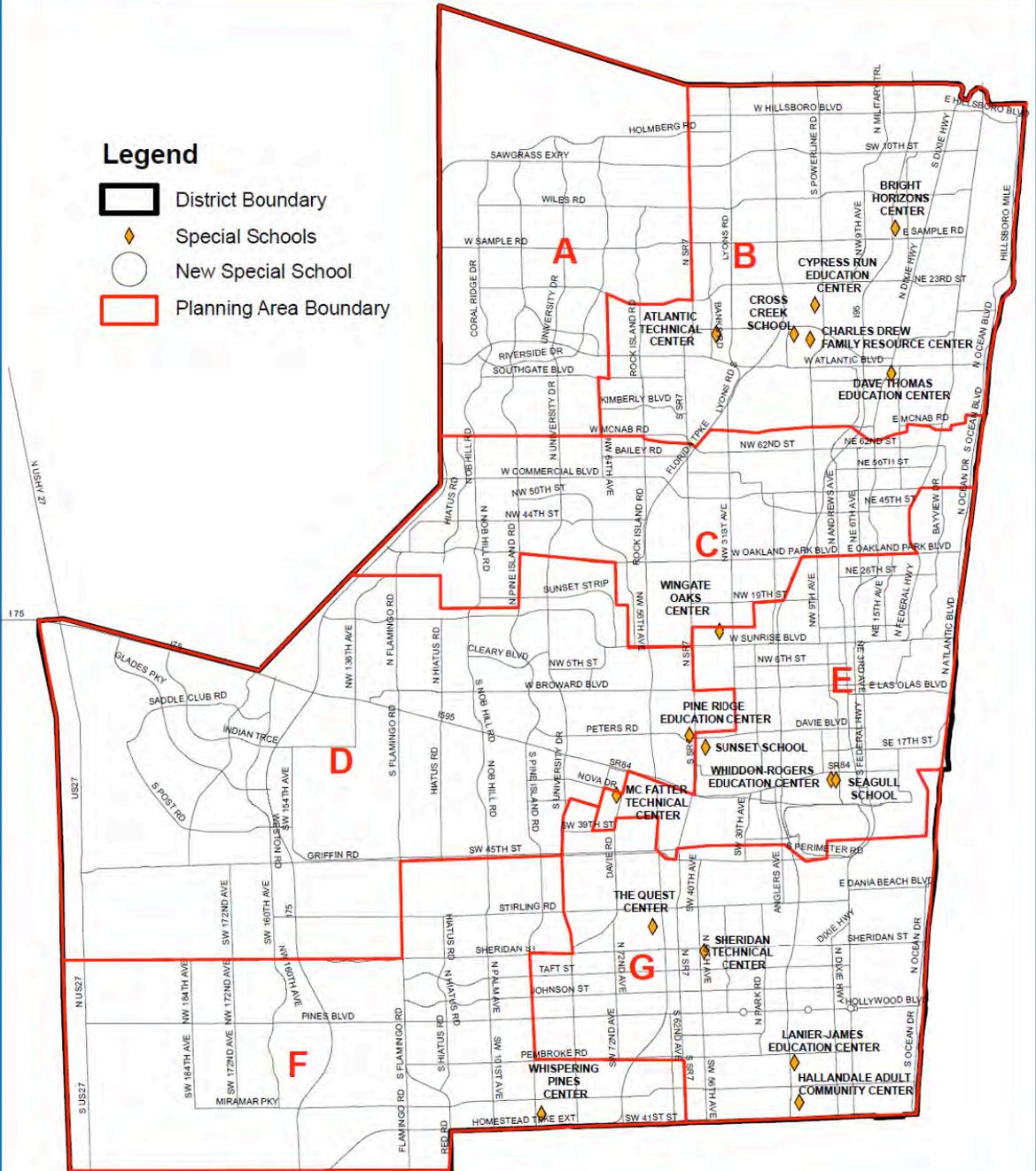
Map - 11 (New)



FUTURE CONDITIONS - SPECIAL SCHOOLS
TEN YEAR PLAN (2010-2020)

Legend

- District Boundary
- Special Schools
- New Special School
- Planning Area Boundary



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

Prepared By:
GIS Section
Planning and Redevelopment Division
Environmental Protection & Growth Management Department

Map No. 16-11

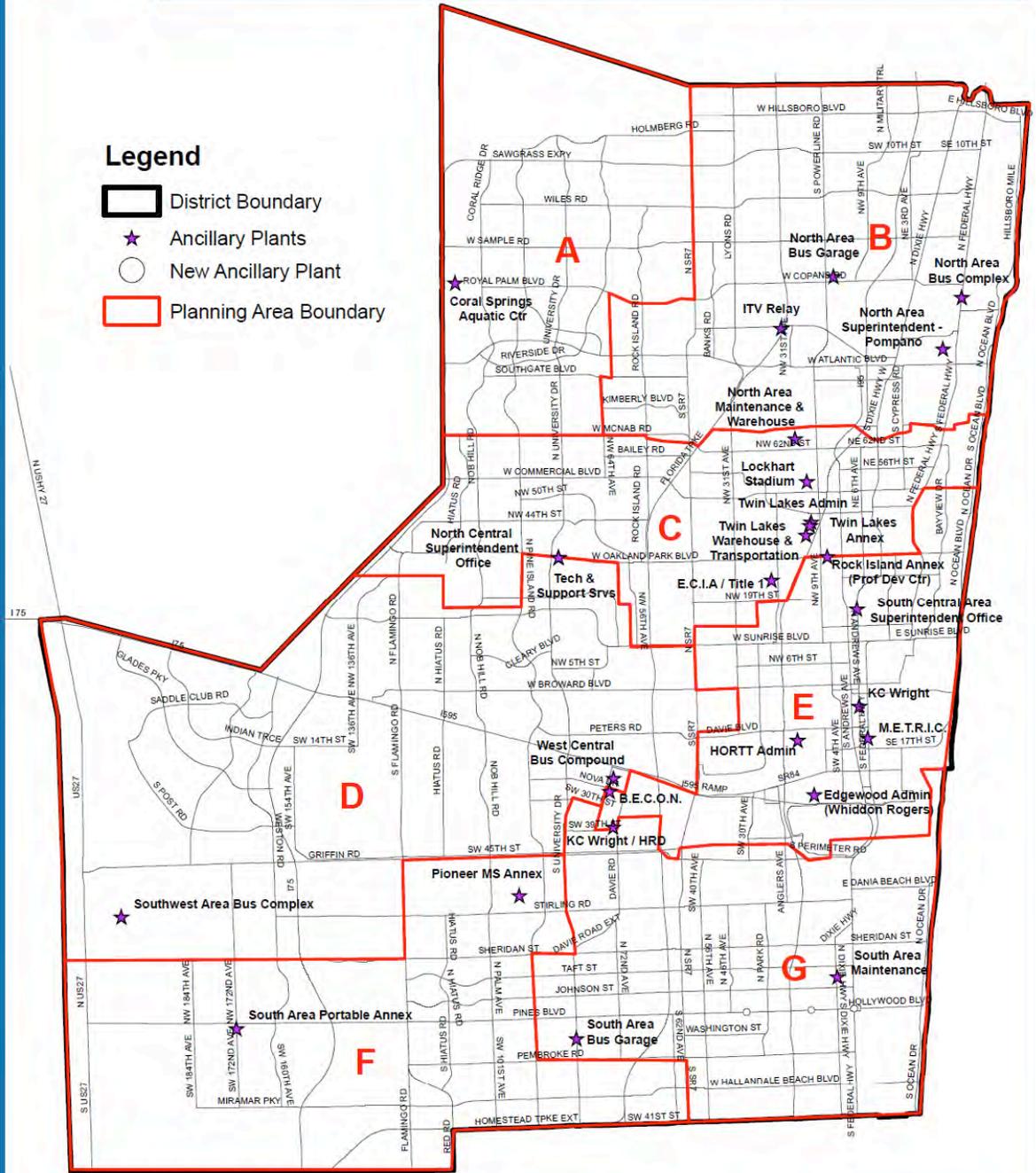
Map - 12 (New)



FUTURE CONDITIONS - ANCILLARY PLANT LOCATIONS
TEN YEAR PLAN (2010-2020)

Legend

- District Boundary
- Ancillary Plants
- New Ancillary Plant
- Planning Area Boundary



SOURCE: BROWARD COUNTY PUBLIC SCHOOLS

Prepared By:
GIS Section
Planning and Redevelopment Division
Environmental Protection & Growth Management Department

Map No. 16-12

V. Natural Resource Map Series

The Town of Lauderdale-By-The-Sea is almost totally developed. Except for the beach area and off-shore marine resources in along the Atlantic Ocean, there are no natural resources within the Town. There are no tracts of natural vegetation, wetlands or natural marine habitats in the Town.

The Comprehensive Plan must include natural resources on either the Future Land Use Map or in a Map Series. This section of the Plan is the Natural Resource Map Series. There are no "existing or planned waterwells and cones of influence" within the Town.

The Town's beach along the Atlantic Ocean is approximately two miles long. The Intracoastal Waterway runs the entire length of the Town. This body of water is a man-made channel and for this reason there are no estuaries in the Town. The Intracoastal Waterway connects to the Town canal system at six locations. There are no natural rivers, bays, harbors or lakes in the Town.

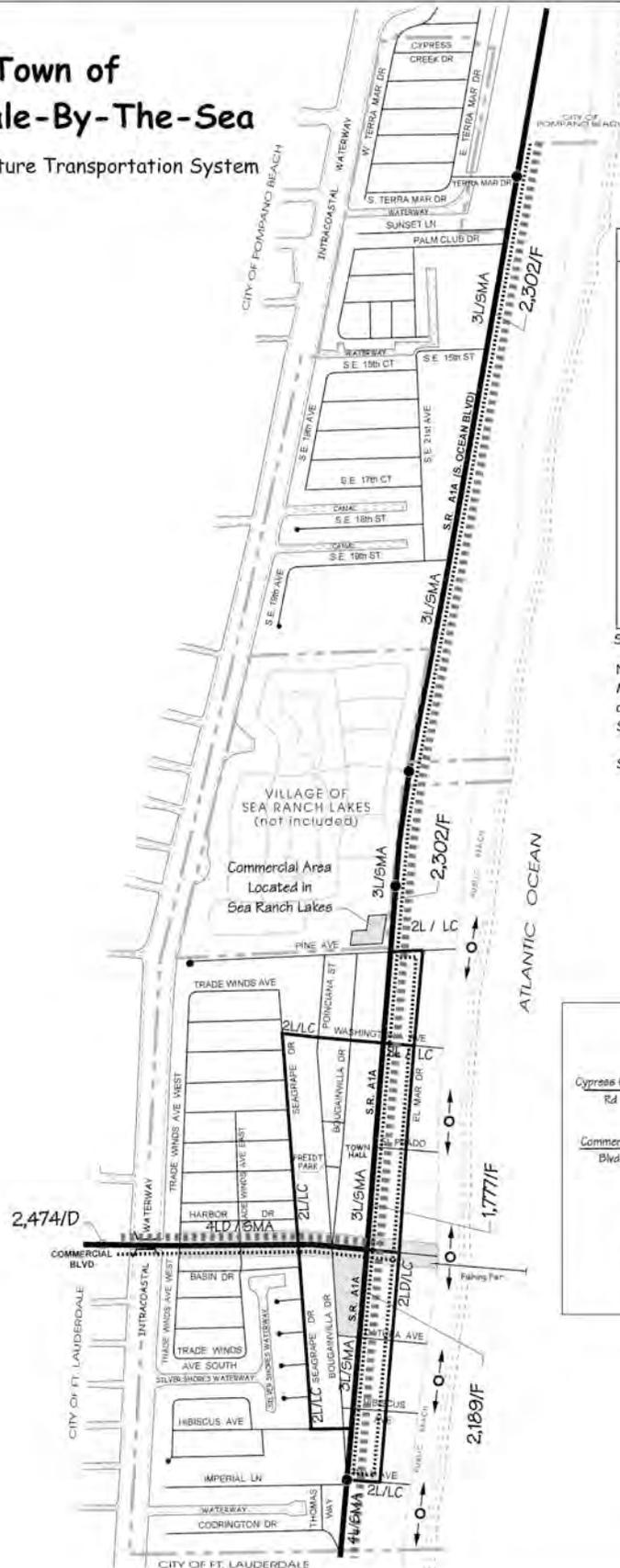
The Town's beach and off-shore coral reefs provide natural habitat, tourism destinations and protection from storms. These marine resources include endangered sea turtles and manatees. Coral reefs and their associated sea life are important natural resources for recreational fishing and diving industries in Broward County. Figure 2 depicts the beach area and off-shore marine resources, the S. S. Copenhagen Shipwreck, the Intracoastal Waterway and the six waterways which connect to the Intracoastal Waterway. The State of Florida has designated the S.S. Copenhagen Shipwreck as an underwater Archaeological Preserve.

According to the Federal Emergency Management Agency (FEMA), a portion of the Town has topographic elevations that would be subject to a 100 year flood. This area is primarily located in the southwestern portion of the Town. Figure 3 highlights the FEMA Flood zones within the Town.

The majority of the Town's soils are those associated with man's alteration of soils to support development. The soils classifications within the Town are shown in Figure 4.

Town of Lauderdale-By-The-Sea

Figure 7-5 - Future Transportation System



LEGEND

- Minor Arterial (State)
- Collector (Local)
- Public Transit Route
- Bike Lane/Route

Major Transit Generators

- Commercial Area
- Public Beach Area

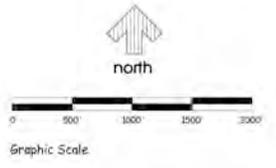
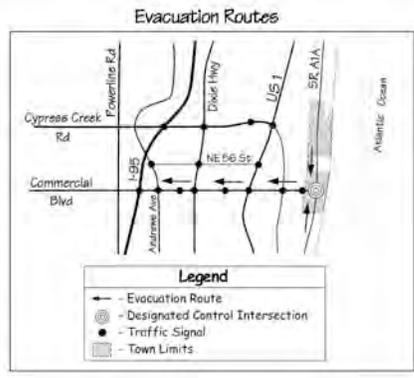
2,189/F - 2020 Peak Hour Vol/LOS
 SMA - State Minor Arterial
 CC - City Collector
 LC - Local Collector
 2L - Two Lane Roadway
 3L - Three Lane (one thru line in each direction plus center scramble or turn lane)
 4LD - Four Lane Divided Roadway

Source: Walter H. Keller, Inc.
 Broward County, MPO

Notes:
 Minor Arterials are maintained by the State & are Evacuation Routes.
 Sidewalks provided all Minor Arterials & Collectors.

See Figure 7-3 for additional information.

Figure Revised 1/2011



VII. Capital Improvements Implementation

Capital Improvements Implementation

The Town of Lauderdale-By-The-Sea is currently using a variety of financing strategies to implement local capital improvements. Historical financing efforts have included direct expenditures of local tax revenue, long term revenue and general obligation bonding, and special assessments. All of these financing mechanisms are reasonable methods to be considered in the development of funding strategies for future capital improvements.

The Town has implemented an aggressive program relative to revitalizing the Town using grants, loans, user fees, assessments and ad valorem taxes. Table 1 below provides projected revenues for FY ~~2010/2011~~ ~~2007/08~~ through FY ~~2014/2015~~ ~~2011/12~~ from the approved ~~2010/2011~~ ~~2007/08~~ budget. The proposed five year Capital Improvement Program is given in Table 2. In this respect, the listing of capital improvements in Table 2 is considered feasible in ~~2010~~ ~~2007~~ within the five year period based on current revenue projections. As indicated in Tables 1 and 2, general funds, grants, interest earnings and fund transfers will be utilized. Additional information on the funding source can be found in the Support Document. Due to reductions in revenues ~~which occurred for the 2007/08 budget~~, adjustments have been made in the Capital Improvement to ensure the program is financially feasible.

None of the Capital Improvement Projects impact the Town’s Level of Service. ~~although the removal of septic tanks and the hook up of residential units in the north Intercoastal Beach Area are noted in Policy 7b.1.3.~~

Table 1 - Projected Revenues: FY ~~2010/11~~ – ~~2014/15~~ (Revised)

| Year | Total Fund from Balance | Revenues | | | Transfers General Fund | Total Resources |
|---------|-------------------------|-------------------|-----------------|---------|------------------------|-----------------|
| | | Interest Earnings | Assmnts/ Grants | Total | | |
| FY 2011 | 135,325 | 24,000 | 505,400 | 529,400 | 1,150,000 | 1,814,725 |
| FY 2012 | 417,500 | 6,000 | 300,000 | 306,000 | 1,150,000 | 1,873,500 |
| FY 2013 | 1,403,000 | | 300,000 | 300,000 | 1,150,000 | 2,853,000 |
| FY 2014 | 309,600 | | 300,000 | 300,000 | 1,150,000 | 1,759,600 |
| FY 2014 | 600,000 | | 300,000 | 300,000 | 1,150,000 | 2,050,000 |

Source: Town of Lauderdale-By-The-Sea

Table 2 Proposed 5 Year Capital Improvement Program (Revised)

| Capital Projects | FY 2011 Year 1 | FY 2012 Year 2 | FY 2013 Year 3 | FY 2014 Year 4 | FY 2014 Year 5 |
|--|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Beach - Coral Reef Project (Artificial Reef) | 27,000 | | | | |
| Beach Renourishment - Cost Sharing | | | 200,000 | | |
| Bridge Repair Terr Mar | | | | | 155,000 |
| Street Resurfacing | | | | 200,000 | 200,000 |
| Streetscape - A1A (Pines north to Town Limits) | 684,900 | | | | |
| Streetscape - El Mar Construction | | | 875,000 | | |
| Streetscape - El Mar Design & Permitting | 25,000 | | | | |
| Stormwater Master Plan Projects | 720,500 | 1,138,500 | 731,000 | 300,000 | 300,000 |
| Traffic Improvement & Calming | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 |
| Traffic Improvement Program (NC) | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 |
| Parking System Improvements | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 |
| Project to be Determined | | 400,000 | 400,000 | 600,000 | 600,000 |
| Total Projects | 1,527,400 | 1,608,500 | 2,276,000 | 1,170,000 | 1,325,000 |

Source: Town of Lauderdale-By-The-Sea

Table 3 Level of Service Standards

| <u>Public Facility Category</u> | <u>Local Standard</u> |
|---------------------------------|--|
| Sanitary Sewer | 225 gpcpd |
| Potable Water - Consumption | 230 gpcpd FL WSA 191 gpcpd PB WSA |
| Potable Water - Fire Flow | As Required |
| Solid Waste | 7.1 lpcpd |
| Drainage - Roadway | 10 Yr - 3 day |
| Drainage - Floor Elev. | 100 Yr - 3 day |
| Arterial Roadways | Adopt Broward County <u>Transportation Transit Oriented</u> Concurrence <u>Concurrence Management System</u> For the Northeast & Central <u>Transit Concurrence Districts</u> (see Policies 4.2.1 and 4.2.2 for detail) |
| I-95 | LOS "E" |
| Town Collector Roadways | LOS " C " - PSPH |
| Park and Recreation | 3 acres/1000 Residents |
| <u>Public Schools</u> | <u>100% Gross FISH for each CSA-*</u> <u>110% Permanent FISH for each CSA-**</u> |

Source: Walter H. Keller, Inc.

Note: GPCPD - Gallons per capita per day

LPCPD - Lbs per capita per day

PSPH – Peak Season Peak Hour Traffic

FL WSA – Fort Lauderdale Water Service

Area

PB WSA – Pompano Beach Water Service

Area

FISH – Florida Inventory of School Housing

*** - Until the end of the 2018/19 School Year**

**** - Until the end of the 2019/20 School Year**

The Town should pursue amending the Trafficways Plan to delete the one-way pair configuration from the Trafficways Plan while retaining SR A1A as a Trafficway. With the completion of the SR A1A three-lane safety project on in the southern section of the Town and the removal of the four lane SR A1A requirement from the LRTP, the need for one-pair configuration is not substantiated.

Future Conditions and Analysis of Deficiencies

The Broward MPO has prepared projections of peak traffic conditions in the Year 2030 LRTP. This study is based on an areawide computer modeling of traffic conditions in the Year 2030. Interpolating the MPO assignment to 2020 projects traffic to increase to 29,948 vehicles per day (vpd) on SR A1A at the north Town limits, 23,665 vpd north of Commercial Boulevard and 28,349 vpd south of Commercial Boulevard. With the current two lane design in the north and three lane design proposed in the LRTP 2030 north and south of Commercial Boulevard, SR A1A would operate at a daily and peak hour level of service "F". The MPO 2020 projection of 33,172 vpd for Commercial Boulevard would result in a daily and peak hour level of service "F" and "D". If the traffic projections for SR A1A are realistic, a lower level of service is preferable in lieu of a further expansion of SR A1A.

A level of service analysis was conducted for 2020 based on the existing design types for SR A1A and Commercial Boulevard. The results of this analysis are provided in Table 7-5. A review of the results indicate SR A1A and Commercial Boulevard will continue to operate at LOS "F" due to increasing demand.

Table 7-5 2020 Daily and Peak Hour Traffic LOS Analysis

| Roadway | Location | Func Class | Design Type | LOS D Capacity | | 2020 | | 2020 LOS | |
|------------------|-----------------|------------|-------------|----------------|-----------|-----------|-----------|-----------|-----------|
| | | | | AADT | Peak Hour | Peak AADT | Peak Hour | Peak AADT | Peak Hour |
| SR A1A | N of Pine Ave | U-MA | 2LU | 14,900 | 1,390 | 29,948 | 2,302 | F | F |
| | N of Commercial | U-MA | 3LU | 15,645 | 1,460 | 23,665 | 1,777 | F | F |
| | S of Commercial | U-MA | 3LU | 15,645 | 1,460 | 28,349 | 2,189 | F | F |
| Commercial Blvd. | W of ICWW | U-MA | 4LD | 32,500 | 3,020 | 33,172 | 2,474 | F | D |

Sources: Walter H. Keller, Inc.
 Broward County, MPO
 Florida Department of Transportation
 Note: U-MA: Urban Minor Arterial

As noted previously in the Future Land Use Element, the Town's future land use plan is constrained to increase densities and intensities that will increase mass transit ridership.

Recommended Transportation Plan

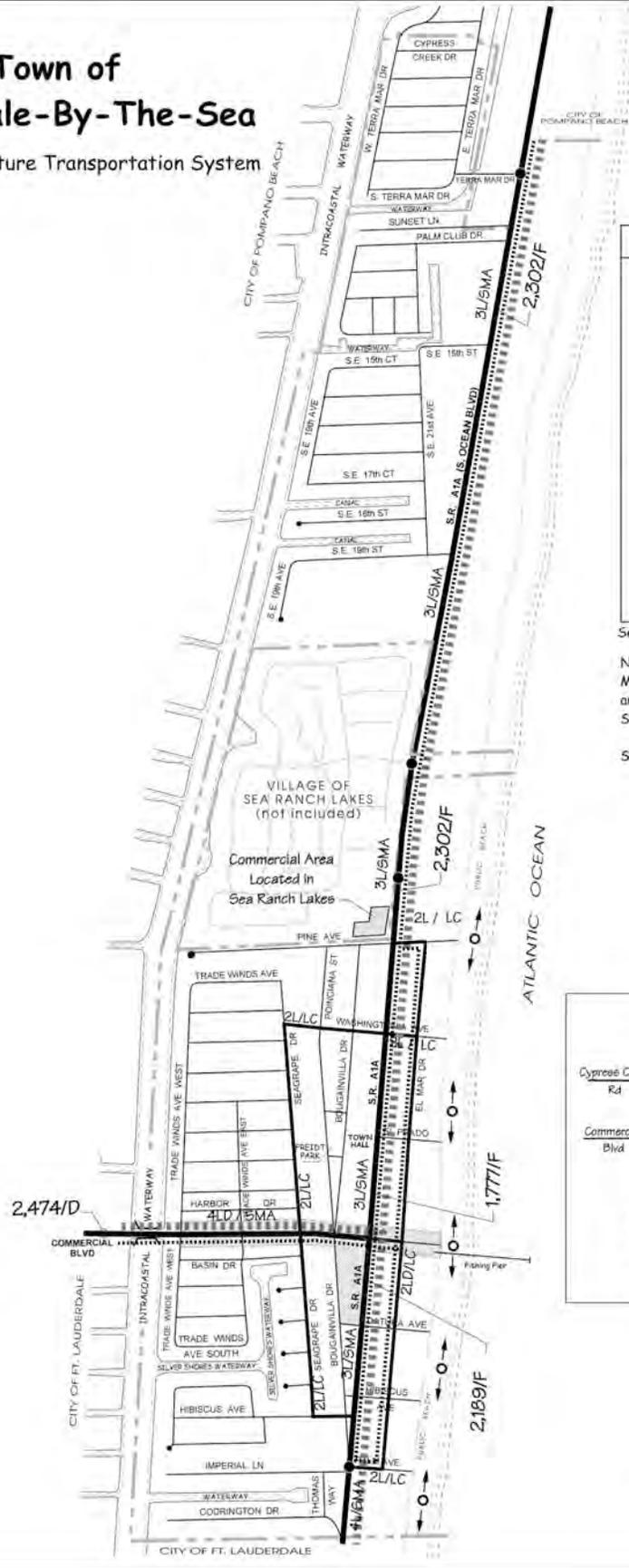
The recommended Future Transportation Plan has been developed to be consistent with the Broward County MPO Year 2035 Long Range Transportation Plan (LRTP). The Plan, see Figure 7-5, provides for multi-modal transportation needs with roadways, transit service, bike lanes/routes and pedestrian/sidewalk facilities. With the recent completion of the Florida Department of Transportation (FDOT) Commercial Boulevard and SR A1A improvements within the southern portion of the Town and the adoption of the MPO 2025 LRTP, the future one way pairing of SR A1A and Bougainvillea Drive has been eliminated.

The FDOT improvement in the southern portion of the Town totally reconstructed the roadway to a three (3) lane section consistent with the desires of the Town on the existing SR A1A alignment within the fifty foot right-of-way. FDOT is also reconstructing SR A1A in the northern portion of the Town as a three (3) lane section. The Town will initiate an amendment of the Broward Trafficways Plan to remove the SR A1A one-way pairing.

The Future Transportation Map provides for Commercial Boulevard to remain as a four (4) lane divided roadway. This section was also reconstructed by the FDOT with improved pedestrian features, new traffic signals, street lights, pavers and landscaping.

Town of Lauderdale-By-The-Sea

Figure 7-5 - Future Transportation System



LEGEND

- Minor Arterial (State)
- Collector (Local)
- Public Transit Route
- Bike Lane/Route

Major Transit Generators

- Commercial Area
- Public Beach Area

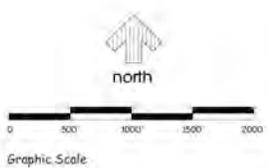
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Source: Walter H. Keller, Inc.
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See Figure 7-3 for additional information.

Figure Revised 1/2011



XII Public School Facilities Element

A. Overview of School Facilities Planning

1. Introduction

Over the past decade the Florida Legislature has progressively strengthened the ties between school planning and general land use and comprehensive planning through amendments to Chapters 163 and 1013, Florida Statutes. The 2005 Legislature mandated that the availability of public schools be made a prerequisite for the approval of residential construction and directed a closer integration of planning for school capacity with comprehensive planning. Under the provisions adopted with Senate Bill 360:

- Existing Interlocal Agreements between school boards and local governments were updated and expanded to comply with the legislation.
- Each local government must adopt a Public School Facilities Element as part of its comprehensive plan, if they do not qualify for an exemption.
- Mandates school concurrency.
- Local governments must update their Intergovernmental Coordination Element and Capital Improvements Element to coordinate public school planning.
- Procedures for comprehensive plan amendments.
- Establish a process and uniform methodology for proportionate share mitigation.

Public School Facilities Element Requirements

The law requires that local governments adopt a public school facility element as a part of their comprehensive plans to establish a framework for the planning of public schools. (s. 163.3177(12), F.S.). Local governments were granted approximately three years to adopt a public school facilities element. As directed by the legislation, the Florida Department of Community Affairs established a phased schedule for adoption of the elements with each local government adopting no later than December 1, 2008. Broward

County required to adopt it no later than February 1, 2008. In addition, the Legislature established enforcement mechanisms should a local government and school district fail to adopt a public school concurrency program.

The legislation prescribed the following minimum content requirements for goals, objectives, and policies:

- procedure of annual update process;
- procedure for school site selection;
- procedure for school permitting;
- provision of infrastructure necessary to support proposed schools;
- provision for collocation of other public facilities in proximity to public schools;
- provision for location of schools proximate to residential areas and to complement patterns of development;
- measures to ensure compatibility of school sites and surrounding land uses; and
- coordination with adjacent local governments and the school district on emergency preparedness issues.

In addition, the element includes future conditions maps which generally depict;

- the anticipated location of educational and ancillary plants anticipated over the five-year and long-term planning period.
- depict the anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the 5-year or long-term planning period; and
- out of necessity, the maps are general for the long-term planning period and more specific for the 5-year period. Maps indicating general locations of future schools or school improvements may not prescribe a land use on a particular parcel of land.

The data and analysis portion of the Public School Facilities Element addresses:

- how level-of-service standards will be achieved and maintained;
- the interlocal agreement adopted pursuant to s. 163.31777 and the 5-year school district facilities work program adopted pursuant to s. 1013.35;
- the educational plant survey prepared pursuant to s. 1013.31 and an existing educational and ancillary plant map or map series;
- projected future population and associated demographics, including development patterns year by year for the upcoming 5-year and long-term planning periods; and
- Anticipated educational and ancillary plants with land area requirements.
- information on existing development and development anticipated for the next 5 years and the long-term planning period;
- an analysis of problems and opportunities for existing schools and schools anticipated in the future;
- an analysis of opportunities to collocate future schools with other public facilities such as parks, libraries, and community centers;
- an analysis of the need for supporting public facilities for existing and future schools;
- an analysis of opportunities to locate schools to serve as community focal points

2. Concurrency Management System (CMS)

The concurrency management system for Broward County is an intergovernmental effort that is grounded in the provisions of the Broward County Charter, which provide for county-wide planning processes implemented through the County's Land Development Code. The public school facility Concurrency Management System operates according to the state mandated requirements (Section 163.31777 F.S. and 163.3180 F.S.) for the implementation of school concurrency and the adopted School Board's Interlocal Agreement for Public School Facility Planning (Interlocal Agreement). These require Broward County, the School Board and non-exempt municipalities to ensure that the

adopted Level of Service Standard (LOS) to be achieved and maintained for each school type and Concurrency Service Area (CSA).

Unlike existing concurrency services (roads, sanitary sewer, solid waste, drainage, potable water, recreation and mass transit) which are the responsibility of local governments, the School Board, by constitutional mandate, has the responsibility of providing educational facilities to meet the needs of current and future students as represented in the School Board's adopted Five Year District Educational Facilities Plan (DEFP). The local governments, therefore, do not have control of the funding sources or the allocation of funds for new or renovated schools which would add student capacity. However, since the School Board isn't empowered to implement a Concurrency Management System on its own, it must rely upon the local governments to do so through their Land Development Regulations.

The Broward County Land Development Code contains the County's Concurrency Management System. The Code requires plat approval of all parcels of land prior to receiving a Development Order. Plat approval applies to land within the municipal boundaries as well as that in the unincorporated areas. Per State requirements, the point of review for Public School Concurrency is at plat or site plan (or functional equivalent).

When a development application is reviewed for school concurrency, it must be determined if the development is exempted or vested (as per Section 8.11 of the Interlocal Agreement) or has been issued a School Capacity Availability Determination Letter (SCAD) by the School Board indicating that adequate school capacity exists. If so, it can be accepted by the County for further processing.

If the development application is not exempted or vested, it is subject to school concurrency and the applicant must submit a Public School Impact Application (PSIA) to the applicable local government for review by the School District according to the provisions and processes outlined in Section 8.13 of the Interlocal Agreement.

3. Collaborative Planning Process & Intergovernmental Coordination

The collaborative planning process has greatly increased with the passage of the 2005 Infrastructure and Planning Act (SB 360) which mandated the adoption of a Broward County Public School Facility Element and implementation of public school concurrency by February 1, 2008.

Beginning of 2006, School Board staff has been working collaboratively with the County and municipalities through the School Board's Staff Working Group and Oversight Committee to form consensus on the amendments to the Interlocal Agreement and the preparation of a model Public School Facilities Element. Several Staff Working Group Subcommittees were also established to deal with issues including collocation of school facilities, land use changes and developing urban school standards. These committees continue to meet on a regular basis in order to implement the state mandated requirements to coordinate and collaborate on updates to the District Educational Financially Feasible Plan (DEFP), Concurrency Service Areas (CSAs) and amendments to the Comprehensive Plans of the County and non-exempt municipalities for the implementation of public school concurrency.

4. Level of Service Standard Methodology

The level of service standard is based upon the capacity of the school facility, which is the number of pupils to be served by the facility. The level of service is expressed as the percentage (ratio) of student enrollment to the student capacity of the school. The level of service is standard and is expressed in terms of Florida Inventory of School Houses (FISH) capacity. FISH capacity is determined by Florida Department of Education guidelines and represents a measure of the physical capacity of the facility itself. FISH capacity includes satisfactory student stations in classrooms. Based on the second amendment to the Interlocal Agreement for Public School Facility Planning, which became effective in September 2010, The level of service standard was uniformly set as 100% of gross capacity (with relocatable classrooms) for each CSA until the end of the

2018/19 school year; and commencing at the 2019/20 school year, the LOS for each CSA shall be 110% of the permanent FISH capacity.

The relationship of enrollment to capacity, for individual schools and for concurrency service areas, is derived directly from the five-year schedule of capital improvements that incorporates the Five-Year District Educational Facilities Work Program adopted annually by the School Board. The school capacity and level of service analysis is assigned in a capacity/enrollment and level of service table. This table provides a year-by-year projection of capacity, enrollment, levels of service and available capacity, illustrating surpluses and deficiencies, based on the financially feasible capital program adopted by the school district.

Student enrollment is projected annually based on the specific function of the educational facility and the characteristics of the school attendance area, historical trends, the current and projected pace of development and the potential of vacant lands.

Other factors such as students attending schools outside their assigned attendance areas due to reassignments, magnet programs, charter schools and other educational choices are factored into the methodology for enrollment projections and for allocating school capacity.

Student enrollment projections are geographically based using local development trend data and the District's historic student enrollment data. School-by-school enrollment projections by concurrency service areas are applied. General locations of future public schools to be constructed within the District over five years are applied to concurrency service areas relative to the location serving the anticipated capacity deficit. In addition, as stated in School Board Policy 5000, the School Board will maximize the use of existing space throughout the District, not to exceed capacity equal to or greater than 100% of gross FISH capacity, through boundary changes in order to meet school concurrency. As a temporary solution, the implementation of alternative enrollment options as identified by the Superintendent will be the sole discretion of the School Board

to ease overcrowding until permanent capacity becomes available through the building of additional facilities on site, boundary change, or new schools.

School enrollments exceeding the available capacity, resulting in a level of service greater than 100% gross FISH capacity in the first fiscal year, achieve the level of service standard by the fifth year due to planned capital improvements not yet available until the final year.

5. Problems and Opportunities for Existing and Future Schools

Land Availability The availability of land has increasingly become a major issue facing the School Board. Existing schools that have experienced rapid growth have had to utilize areas of their sites to place classroom additions and relocatables. As a result, much of the available green space, playfields, playgrounds, and parking areas have been sacrificed to locate building program. The demand for larger water retention areas and additional parking has also reduced the useable area for the educational program.

Due to limited available land, the School Board has worked with staff to develop strategies to design for, and construct on smaller sites. In February 2009, the School Board adopted the Guidelines for Urban Concepts via Resolution #09-66. The resolution encourages designing a more compact building footprint, sharing parking and playfields, as well as exploring the use of parking garages versus surface parking.

Construction Costs & Revenue Sources In the past few years, the School Board has had to address the reduction in capital revenue and the rising cost of construction. The last three years have realized lower construction costs, but coupled with loss in capital revenues, the School Board has had to face the challenge of having to maintain an estimated 39 million square feet of existing space. The School Board continues to balance the reduced capital revenues with the need to fund life cycle replacement of major infrastructure systems such as roofing, air conditioning, plumbing, and electrical distribution.

Enrollment Projections Enrollment is not uniform throughout the District as local communities go through their aging cycles at different rates. The District is still experiencing growth in certain areas of the county that has stressed the educational facility capacities in that area. This imbalance created by regionalized growth, combined with a decline in enrollment in certain areas, state plant survey restrictions, and No Child Left Behind federal legislation, has severely limited possible options to meet the School Board's level of service commitment. Planning based on sound enrollment projections has proven to be a crucial component especially in times of financial challenges.

State Plant Survey Florida Statute 1031.31 requires that every five years each county must submit a plant survey to aid in formulating plans for housing the educational program and student population as well as ancillary plants that provide services for the district. The Educational Plant Survey is a long range facility planning tool that determines the future housing and facility needs of the district to provide an appropriate educational program and services for each student based on the district's mission statement and strategic plan. The survey is developed using Department of Education five-year projections. All projects in the Adopted District Educational Facilities Plan using state authorized funds must be in the district's state plant survey. Because of declining enrollment and increased space availability this requirement will eliminate building new capacity additions as a viable option to resolve level of service compliance.

The updated five-year student enrollment projections provide a basis for determining capital needs. **Table 12-1** below, summarizes the actual enrollment, by level, for the 2010-11 and the projected enrollment for 2015-16 school years. The enrollment projections are compared to the 20th day figures for the current (2010-11) school year. As indicated in the table, an increase of 1,669 students occurred between 2009-10 and 2010-11.

Table 12-1: Summary of Enrollment Projections (New)

| School Type | 2009-10 20th Day Enrollment | 2010-11 20th Day Enrollment | 2010-11 Increase/(Decrease) Over 2009-10 20th Day Enrollment | 2015-16 Projected 20th Day Enrollment | 2015-16 Increase/(Decrease) Over 2010-11 20th Day Enrollment |
|------------------|-----------------------------------|-----------------------------------|--|--|--|
| Pre-Kindergarten | 4,244 | 4,465 | 221 | 4,465 | 0 |
| Elementary (K-5) | 102,495 | 101,344 | (1,151) | 103,338 | 1,994 |
| Middle | 52,952 | 52,369 | (583) | 53,108 | 739 |
| High | 70,234 | 69,516 | (718) | 69,276 | (240) |
| Centers | 4,676 | 5,904 | 1,228 | 5,904 | 0 |
| Charters | 20,602 | 23,274 | 2,672 | 23,274 | 0 |
| TOTAL | 255,203 | 256,872 | 1,669 | 259,365 | 2,493 |

Source: School Board of Broward County, 2010

The District is projected to increase by 2,493 total pre-kindergarten through twelfth grade students, including those in centers and charter schools, by the 2015-2016 school year. Enrollment in charter schools is 23,274 this year, with an undetermined number of additional charter schools anticipated in the next year. The increase in charter school enrollment has reduced the number of students housed in existing or new District facilities. If the charter school trend does not continue, then these projected students will impact the capital needs of other public schools in the District. Recent trends and current birth data indicate that elementary (pre-kindergarten through grade 5) enrollment in District owned facilities will increase over the next five years by 1,994 students. Middle school enrollment in District owned facilities is projected to show a increase of 739 students and high school enrollment will decrease by 240 students. By the end of the five-year period, Broward County School District’s projected enrollment will total 259,365 students.

Class Size Reduction Requirements; In 2002, citizens approved an amendment to the Florida Constitution that set limits on the number of students in core classes (such as

Math, English, Science, etc.) in the state's public schools. Beginning with the 2010-2011 school year, the maximum number of students in each core class would be:

- 18 students in prekindergarten through grade 3;
- 22 students in grades 4 through 8; and
- 25 students in grades 9 through 12.

In 2003, the Florida Legislature enacted [Senate Bill 30-A](#) that implemented the amendment by requiring the number of students in each classroom be reduced by at least two students per year beginning in the 2003-04 school year, until the maximum number of students per classroom did not exceed the requirements in law. The amendment would be calculated as follows:

- 2003-2004, 2004-2005 and 2005-2006 at the district level
- 2006-2007 and 2008-2009 at the school level
- The 2009 Legislature extended the calculation at the school level for an additional year to include 2009-2010.
- 2010-2011 at the classroom level

The District has achieved compliance during all years except for 2006-07. In 2007, the Superintendent established the Class Size Reduction Action Committee (CSRAC) to address compliance and prepare the District for period-by-period implementation. It is currently estimated that our cost to fully implement period-by-period class size is \$70 million dollars.

Florida's Class Size Amendment - 2010 Legislative Session

In 2010, the Florida Legislature approved a constitutional amendment to be placed on the ballot that will ask voters to change the state constitution's current maximum class sizes to "school-wide average class sizes." If the amendment is approved by voters, maximum class size would be calculated based on the school-wide average of the number of students in core classes assigned to each teacher beginning with the 2010-2011 school year and be:

- 18 students in prekindergarten through grade 3;
- 22 students in grades 4 through 8; and
- 25 students in grades 9 through 12.

In addition, the proposed change to the constitution would set the maximum number of students assigned to each teacher, while not exceeding the school-wide average, to be:

- 21 students in prekindergarten through grade 3;
- 27 students in grades 4 through 8; and
- 30 students in grades 9 through 12.

Florida State Statute 1003.03 subsections (1)-(4), will be amended effective upon approval by the electors of Senate Joint Resolution 2 in the 2010 General Election and will be retroactive to the beginning of the 2010-2011 school year.

To ensure that BCPS will continue to address accurately the period-by-period Class Size Reduction Amendment implementation in 2010-11, the Class Size Reduction Action Committee (CSRAC) continues to meet and refine timelines, processes, and tools associated with the District's classroom space utilization process. The committee is comprised of Principals and District Administrative staff from Facilities, Budget, Curriculum, Instructional Staffing, and Educational Technology Services.

- In 2007-08 the CSRAC met and prepared the groundwork for period-by-period implementation of Class Size Reduction legislation.
- In 2008-09 the CSRAC identified 42 full implementation schools, continued development of a more robust on-line data monitoring tool of period-by-period class size compliance that incorporated classroom utilization functionality, and further aligned the District's calculations to FDOE average class size calculations.
- In 2009-10 further integration of school-by-school analysis of unassigned classrooms, floating teachers, programs, scheduling, and classroom student-station utilization continued.
- In 2010-11, it is expected that further development and refinement of the tools to determine District resource utilization (Budget, Personnel Staffing, Facilities, Boundaries, and ETS system modifications) will occur.

Options for Reducing Capacity

Broward County Schools has considered options to optimize the usage of educational facilities within the District. Each year the District undergoes an extensive boundary process and considers the effectiveness of programs that are being utilized as an alternative to adding capacity.

Boundary Process: Each year the District undergoes a boundary process that considers the demographic changes in student populations, available and future facility capacity, programming components, as well as the diversity at each school. As part of the annual boundary process the District relies on input from the communities and stakeholders. Through the boundary process, every effort is made to maintain equal educational opportunities.

Multi-track Scheduling: Broward County Schools has utilized multi-track schedules for an elementary school successfully. In that school, this multi-track schedule accommodated up to 150% of the school's FISH capacity in the 2005-06 school year. The community was content with the multi-track scheduling and has shown increases in student achievement, attendance and less discipline situations. The District has continued to utilize this method to increase the utilization of schools.

Grade Level Organization: Various grade level configurations are examined to reduce or add capacity. Presently we have one primary school with grade levels of K-3 and one K-8.

Block Scheduling: Broward County Schools have been in the forefront of implementing and evaluating block scheduling. Broward County Schools utilize block schedules at several schools.

High School Options: Dual enrollment gives high school juniors and seniors the opportunity to take college level courses and receive credits towards high school graduation. If a student qualifies for this it can free up capacity while benefiting student

achievement. The early admissions and 18 credit diploma option allows for high school students to apply for early graduation, which will also relieve enrollment at our high schools.

Other Alternatives: Broward County Schools has also been using creative alternative methods to assist in distributing the student population by allowing parents and students the choice of school assignment. Some examples are:

Broward Virtual School:

Broward Virtual School offers full-time enrollment to students in grades K-12 through an online educational delivery system. Students in grades 6-12 may enroll part-time as well. BVS offers equitable access to high quality, individualized education, through the Internet and other distance learning technologies. The virtual environment provides flexibility of time and location, and promotes development of the skills, the attitudes, and the self-discipline necessary to achieve success in the 21st century. Broward Virtual School offers students the opportunity to earn a standard high school diploma entirely online. <http://www.bved.net/>

Magnet Schools: The District offers magnet programs in several locations largely in schools where space is available. These programs offer a thematic educational program; which entices students/parents to choose a school and fill available seats. They have been a popular choice alternative option.

Charter Schools: The District has led the state in the number of students attending charter schools. During the 1999-00 school year 3,873 students attended charter schools. Since that time charter school enrollment has increased an additional 19,401 students, enrolling a total of 23,274 students during the 2010-11 school years.

**Table 12-2: Charter Schools Serving Elementary,
Middle and High School Students (New)**

| Charters Serving Elementary School Students | Charters Serving Middle School Students: | Charters Serving High School Students: |
|--|---|---|
| Ben Gamla Charter | Ben Gamla Charter | City of Coral Springs |
| Ben Gamla Charter North Broward | Ben Gamla Charter North Broward | City of Pembroke Pines |
| Ben Gamla Charter South Broward | Ben Gamla Charter South Broward | Dolphin Park High |
| Broward Community Charter | Broward Community Charter | Eagle Academy |
| Broward Community Charter West | City of Coral Springs | International School of Broward |
| Central Charter School | City of Pembroke Pines - W/C | Lauderhill High |
| Charter Institute Training Center | Discovery Middle Charter | Life Skills |
| Charter School of Excellence | Eagle Academy | Mavericks High Central Broward |
| Charter School of Excellence @ Davie | Eagles' Nest | North University High |
| Charter School of Excellence @ Davie 2 | Florida Intercultural Academy Middle | Parkway Academy |
| Charter School of Excellence, Ft Lauderdale 2 | Hollywood Acad. of Arts & Science | Somerset Academy |
| Charter School of Excellence @ Tamarac 1 | Imagine School at Broward Middle | Somerset Conservatory |
| Charter School of Excellence @ Tamarac 2 | Imagine School at North Lauderdale | Somerset Prep Charter High @ N Lauderdale |
| Charter School of Excellence @ Riverland | International School of Broward | |
| Charter School of Excellence @ Riverland 2 | North Broward Acad. of Excellence | |
| City of Pembroke Pines - E/W/C | Paragon Academy of Technology | |
| Eagles' Nest | Pompano Charter Middle | |
| Excelsior Charter of Broward | RISE Acad. School of Science and Tech., Tamarac | |
| Florida Intercultural Academy | Smart School | |
| Henry McNeal Turner Learning Academy | Somerset Academy | |
| Hollywood Acad. of Arts & Science | Somerset at Miramar | |
| Imagine School at Broward | Somerset Pines Academy | |
| Imagine School at North Lauderdale | Somerset Prep Charter School @ N Lauderdale | |
| Imagine School at Weston | Somerset Preparatory Charter Middle | |
| Kidz Choice Charter | Somerset Village Academy Middle | |
| North Broward Acad. of Excellence | Touchdowns4Life | |

| Charters Serving Elementary School Students | Charters Serving Middle School Students: | Charters Serving High School Students: |
|---|--|--|
| Paragon | | |
| RISE Academy School of Science and Tech. | | |
| RISE Acad. School of Science and Tech., Tamarac | | |
| Somerset Academy | | |
| Somerset Academy Davie | | |
| Somerset Academy East | | |
| Somerset at Miramar | | |
| Somerset Neighborhood | | |
| Somerset Pines Academy | | |
| Somerset Prep Charter School @ N Lauderdale | | |
| Somerset Village Academy | | |
| Sunshine Elementary Charter | | |

Source: School Board of Broward County, 2010

6. Need to Support Public Facilities for Existing and Future Schools

Public & Private Partnerships- The District believes that community involvement is vital to student achievement. Developing partnerships with private as well as public entities helps to insure that the entire community becomes a part of and enhances the educational process for both K-12 and adult students. Community involvement is one of seven key areas within the school system's strategic plan.

The District has more than 40,000 volunteers and 2,700 school level partners that support Broward Schools. The District has a Speakers Bureau that offers businesses, community groups and organizations the opportunity to have content experts speak about education topics and public school programs. Speakers help disseminate positive information about the District and enhance relations with the community. The district also coordinates educational programs with the Museum of Discovery and Science, the Broward County Library System, as well as Broward County and local parks and recreation departments.

In many communities, public schools serve as a focal point for the delivery of social services and community programs. After school hours and during school intercessions, non-profit organizations and city agencies deliver services to children within a school

facility. Homeowners associations use city facilities for their meetings. Local theater groups stage performances and musical groups offer concerts to residents using school cafeteriums and auditoriums.

Without the use of school facilities for these purposes, many communities would be left without a common place to gather and share experiences.

Student Enrichment in the Arts (SEAS) The Student Enrichment in the Arts (SEAS) program was formed from collaboration between Broward County Public Schools and the Broward Center for the Performing Arts in March 1990. According to the partnership, the school system has a forty-year rent-free lease, which includes exclusive use of the Broward Center Amaturro Theater during the day throughout the school year. The SEAS program offers a different style of learning by integrating theatrical performances, such as music, dance and drama into the students' education. Since inception of the program, over 1.7 million students have attended. The Broward County Public School system and the Broward Center for the Performing Arts continue to be on the cutting edge of education. To complement SEAS, the Reading Residency program was designed to improve reading and verbal understanding for economically disadvantaged students.

7. Analysis of Infrastructure Needs for Existing and Proposed School Facilities (Rule 9J-5.025(2)(f), F.A.C).

Broward County currently has 302 public school facilities, including elementary, middle, high, charter and special schools. Due to the fact that Broward County is predominately built out, the major infrastructure, including; roads, drainage, sanitary sewer and potable water facilities are available to support existing and proposed school facilities.

One area which needs attention however, is pedestrian infrastructure. The County has some areas where sidewalks and unobstructed access to schools can be improved. To address this, Broward County promotes safe routes to schools through the Broward County MPO 2030 Long Range Transportation Plan. A goal to “ensure and where possible enhance safety and security” in transportation projects near schools is intended to reduce hazards by providing the necessary infrastructure for pedestrians within a 2

mile radius of schools deemed “hazardous” for school children. In furthering this goal, the 2030 Plan proposes sidewalk infrastructure improvements in areas which are deemed hazardous and/or enhance the safety and security of pedestrians.

In addition, during the development review and site selection process of any proposed school, all infrastructure needs are taken into consideration. These procedures and processes are outlined in Sections V and VI of the ILA. The School Board also requires that all major expansion, remodeling and/or replacements projects (exceeding \$1,000,000) go through a Master Planning process. This process, which involves public input, must evaluate infrastructure issues such as; site circulation, parking, retention areas and public utility locations.

B. Data and Analysis

1. Population and Housing Conditions

Population Growth in Broward County

Broward County has experienced significant population growth since 1970. As **Table12-3** below illustrates, in 1970 Broward County had a population of 620,100 and the 2010 population is estimated to be 1,772,060, a growth of 186%. Though the County is approaching “build-out”, expectations are that growth will continue. The future pace of growth will be less than in past years, both in terms of percentage and in absolute growth as Broward makes the transition from large tracts of “Greenfield” development to “redevelopment”. At the same time the demographics of the population will continue to change. A larger percentage of growth will come as result of in-migration from abroad. Generally, migrants are younger and less likely to have a family. The “Median Age” and “% 65 or over” columns, from **Table12-3** below, are indicators of this change in the short term. Broward’s median age increased as it became home to larger numbers of retirees during the 1970’s and early 1980’s. The population ages 65 or greater peaked in the early 1980’s with 22%; but, as international migration to Broward increases that percentage drops significantly to 15% in 2007, its lowest level since 1960, before the influx of retirees.

Table 12-3: Population Broward County 1970-2035 (New)

| Year | Total | Preceding Years' Average Annual Change | | Median Age | % 18 or Under | % 65 or over |
|------|-----------|--|------------|------------|---------------|--------------|
| | | Percent | Population | | | |
| 1970 | 620,100 | 8.6% | 28,615 | 38.7 | 29% | 18% |
| 1980 | 1,018,257 | 6.4% | 39,816 | 38.7 | 22% | 22% |
| 1990 | 1,255,531 | 2.3% | 23,727 | 37.8 | 21% | 21% |
| 2000 | 1,623,018 | 2.9% | 36,749 | 37.8 | 24% | 16% |
| 2010 | 1,772,060 | 0.9% | 14,904 | 39.1 | 24% | 15% |
| 2015 | 1,876,261 | 1.2% | 20,840 | 38.9 | 24% | 15% |
| 2020 | 2,000,888 | 1.3% | 24,925 | 36.5 | 25% | 16% |
| 2025 | 2,114,586 | 1.1% | 22,740 | 36.9 | 26% | 18% |
| 2030 | 2,214,420 | 0.9% | 19,967 | 37.5 | 25% | 20% |
| 2035 | 2,298,006 | 0.8% | 16,717 | 37.7 | 25% | 21% |

Source:

U.S. Bureau of the Census, Decennial Census for years 1970, 1980, 1990, and 2000

Broward County Population Forecasting Model, 2009 for years 2010, 2015, 2020, 2025, 2030 and 2035

School Age Population

As with population growth in general, Broward’s school age population has experienced considerable growth since 1970. In some ways it reflects the overall demographics of the population growth. The influx of retirees through the early 1980’s caused the Kindergarten through 12th Grade population to decrease by more than 5% of the total. The decline continued into 1990; but, by 2000 the K-12 population’s percentage of the total increased. Though the current economic and housing condition eroded the population increases, increases are expected to resume in 2010. As the population grows larger, the K-12 population is expected to stabilize at around 17% of the total population by 2020. By 2020, the school age population (elementary through high school) will have grown by 22%, compared to 2000. Most of the growth will occur in the elementary and middle school age groups as the younger in-migrating population begins establishing families.

The Higher Education-age group also grows in the short-term and by 2020 is 30% larger than its 2000 equivalent.

Table 12-4: School Age Population Broward County 1970-2035 (New)

| Year | School Age Population | | | Percent of Total Population | | |
|------|-----------------------|------------|---------|-----------------------------|------------|-------|
| | K-12 | Higher Ed. | Total | K-12 | Higher Ed. | Total |
| 1970 | 133,064 | 118,673 | 251,737 | 21.5% | 19.1% | 40.6% |
| 1980 | 164,431 | 250,044 | 414,475 | 16.1% | 24.6% | 40.7% |
| 1990 | 177,638 | 317,283 | 494,921 | 14.1% | 25.3% | 39.4% |
| 2000 | 279,888 | 348,245 | 628,133 | 17.2% | 21.5% | 38.7% |
| 2010 | 275,186 | 381,513 | 656,599 | 15.5% | 21.4% | 37.1% |
| 2015 | 302,831 | 428,588 | 731,419 | 16.1% | 22.8% | 38.9% |
| 2020 | 340,856 | 453,320 | 794,176 | 17.0% | 22.7% | 39.7% |
| 2025 | 367,412 | 458,367 | 825,779 | 17.4% | 21.7% | 39.1% |
| 2030 | 380,525 | 476,064 | 856,589 | 17.2% | 21.5% | 38.7% |
| 2035 | 391,376 | 504,130 | 895,506 | 17.0% | 21.9% | 38.9% |

Source: U.S. Bureau of the Census, Decennial Census for years 1970, 1980, 1990, and 2000

Broward County Population Forecasting Model, 2009 for years 2010, 2015, 2020, 2025, 2030 and 2035

Note: All populations are for April 1.

K-12 is the population ages 5 through 17, Higher Education population consists of 18 through 34

Housing Characteristics

While Broward's housing inventory once was dominated by the single-family, detached home; that no longer is the case. The housing industry responded to the influx of retirees during the 1970's and 1980's by building large numbers of multi-family condominiums and apartments. Between 1970 and 1990, single family homes grew by nearly 87,000. During that same time period, multi-family homes grew by 264,000 units (averaging 13,000 per year).

Expansion in the southwest and northwest portions of Broward changed the emphasis back to single-family homes. They increased by nearly as much during the decade of the 1990's as they did for the twenty years prior. Still, there are 38% more multi-family units than single-family.

Despite the changes in housing unit type, the percentage of owner-occupied units remains relatively stable at between 68% and 72.8%. As more multi-family homes are built, the tendency has been for the percentage of renters to increase; but, only slightly.

Reported vacancy rates are influenced primarily by the number of seasonally-occupied units and magnitude of current residential construction. Because Broward has been a destination for many seasonal residents and these units have been counted as vacant regardless of the actual status, the vacancy rate is higher in Broward than is traditionally thought of as acceptable. Also keeping the vacancy rate high is the U.S. Bureau of the Census practice of counting incomplete homes as vacant. At times of elevated building activity with significant numbers of units nearing completion, the Bureau may count them as vacant even though they are not yet ready for occupation. Both these influences on vacancy rates are expected to decrease; costs of maintaining seasonal units are beyond what many could previously afford and future residential construction will seldom reach the level of activity experienced during the previous decades.

Table 12-5: Housing Characteristics, Broward County 1970-2009 (New)

| Year | Total Units | Single Family | % Single Family | Multi-Family | Other | Owner Occupied | Renter Occupied | % Vacant | % Owner Occupied |
|------|-------------|---------------|-----------------|--------------|--------|----------------|-----------------|----------|------------------|
| 1970 | 253,325 | 149,447 | 59.0% | 94,017 | 9,861 | 161,962 | 60,601 | 12.1% | 72.8% |
| 1980 | 477,468 | 202,898 | 42.5% | 258,987 | 15,583 | 299,730 | 117,787 | 12.6% | 71.8% |
| 1990 | 628,660 | 236,321 | 37.6% | 358,665 | 33,674 | 359,570 | 168,872 | 15.9% | 68.0% |
| 2000 | 741,043 | 303,357 | 40.9% | 409,756 | 27,930 | 454,750 | 199,695 | 11.7% | 69.5% |
| 2009 | 807,137 | 330,403 | 40.9% | 454,969 | 21,765 | 445,958 | 205,519 | 19.3% | 68.5% |

*Source: 2009 American Community Survey, U.S. Bureau of the Census
All other years U.S. Bureau of the Census, Decennial Census*

Development Trends

As Broward County approaches “build-out” while still feeling the pressure of population growth; new residential construction will be predominantly multi-family. Table 12-6 on the following page depicts forecasted Certificates of Occupancy, prepared by applying housing unit growth rates to municipally-provided data on unit type, shows that approximately 90% of dwelling unit growth will be multi-family. While the actual numbers will deviate from this, the general trend will apply. Most new units will be in the form of “redevelopment”; attempting to maximize the number of households accommodated and, at the same time, attempting to minimize the costs of construction.

Table 12-6: Residential Building Permits Issued by Type 2008-2019 (New)

| Year, Beginning April 1st | Residential Units Issued Certificates of Occupancy | | | |
|---------------------------------|--|--------------|--------|---------------------------|
| | Single Family | Multi-Family | Total | Change from Previous Year |
| 2008 | 182 | 1,942 | 2,124 | |
| 2009 | 283 | 2,452 | 2,735 | 611 |
| 2010 | 554 | 2,560 | 3,114 | 379 |
| 2011 | 491 | 2,917 | 3,408 | 294 |
| 2012 | 385 | 4,115 | 4,500 | 1,092 |
| 2013 | 847 | 4,781 | 6,528 | 2,028 |
| 2014 | 917 | 9,128 | 7,066 | 538 |
| 2015 | 903 | 6,054 | 6,957 | -109 |
| 2016 | 872 | 5,849 | 6,721 | -236 |
| 2017 | 838 | 5,623 | 6,461 | -260 |
| 2018 | 802 | 5,383 | 6,185 | -276 |
| 2019 | 777 | 5,690 | 5,988 | -197 |
| Total | 7,851 | 56,494 | 61,787 | |

Source: Broward County Planning and Redevelopment Division

2. Current Profile of Broward County Public Schools

Summary Profile of Public Schools in Broward County

The numbers of school buildings, student stations and classrooms are reflected in Table 12-7. The majority of buildings and student stations are utilized for elementary students, 55% and 39% respectively as compared to the total for the School District. High Schools have the highest level of relocatable stations (11,515) and Elementary has the highest level of relocatable classrooms (529). As noted in Table 12-8, most of the school facility buildings were constructed in the last 10 years. Map 12-1A depicts the locations of all Public Schools and ancillary locations in Broward County.

Table 12-7: Summary Profile of School Capacity (New)

| School Type | Permanent Buildings | Relocatable Buildings | Permanent Stations | Relocatable Stations | Permanent Classrooms | Relocatable Classrooms | Permanent Net Sq. Ft. | Relocatable Net Sq. Ft. |
|--------------|---------------------|-----------------------|--------------------|----------------------|----------------------|------------------------|-----------------------|-------------------------|
| Elementary | 1,117 | 594 | 115,800 | 9,892 | 6,171 | 529 | 15,466,767 | 509,307 |
| Middle | 376 | 491 | 62,478 | 9,742 | 2,626 | 445 | 7,577,816 | 393,619 |
| High | 465 | 596 | 76,541 | 11,515 | 3,069 | 455 | 9,715,693 | 485,997 |
| Special | 158 | 120 | 10,636 | 2,262 | 560 | 100 | 1,884,069 | 98,356 |
| Charter | N/A | N/A | 33,915 | 0 | 1003 | N/A | N/A | N/A |
| Total | 2,116 | 1,801 | 299,370 | 33,411 | 13,429 | 1,529 | 34,644,345 | 1,487,279 |

Source: School Board of Broward County, Florida Inventory of School Houses (FISH) data 2010

Table 12-8: Age of School Facility Buildings (New)

| School Type | % of sq.ft. 1-10 years | % of sq.ft. 11-20 years | % of sq.ft. 21-30 years | % of sq.ft. 31-40 years | % of sq.ft. 41-50 years | % of sq.ft. over 50 years |
|--------------------|------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------------------------|
| Elementary Schools | 27% | 37% | 12% | 12% | 9% | 3% |
| Middle Schools | 20% | 35% | 14% | 15% | 13% | 3% |
| High Schools | 35% | 10% | 5% | 26% | 18% | 6% |
| Special Schools | 22% | 11% | 19% | 28% | 12% | 8% |
| Charter Schools | N/A | N/A | N/A | N/A | N/A | N/A |

Source: School Board of Broward County Florida Inventory of School Houses (FISH) data 2010

Elementary Schools

There are 141 public elementary schools in Broward County as of 2010/2011 not including Broward Virtual Elementary. There is one K-8 Combination school which opened August 2010. . A profile of the existing schools is depicted in Table 12-9.

Table 12-9: Current Profile- Broward County Elementary Schools 2010/11 (New)

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of gross FISH) | % of Capacity |
|------------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------------|---------------|
| Atlantic West Elementary | 8 | 1974-2004 | 6 | 13 | 747 | 1,009 | 1 | 74.0% |
| Banyan Elementary | 10 | 1980-2009 | 5 | 13 | 743 | 983 | 1 | 75.6% |
| Bayview Elementary | 2 | 1958-2000 | 4 | 0 | 551 | 500 | 2 | 110.2% |
| Bennett Elementary | 8 | 1952-2007 | 11 | 0 | 396 | 542 | 1 | 73.1% |
| Bethune, Mary Elementary | 18 | 1961-2008 | 13 | 17 | 689 | 1,313 | 1 | 52.5% |
| Boulevard Heights Elementary | 10 | 1961-2008 | 15 | 0 | 827 | 812 | 2 | 101.8% |
| Broadview Elementary | 10 | 1965-2006 | 7 | 11 | 970 | 1,130 | 1 | 85.8% |
| Broward Estates Elementary | 10 | 1957-2007 | 18 | 7 | 623 | 799 | 1 | 78.0% |
| Castle Hill Elementary | 9 | 1969-2007 | 8 | 22 | 595 | 901 | 1 | 66.0% |
| Central Park Elementary | 13 | 1990-2004 | 10 | 10 | 1,146 | 1,123 | 2 | 102.0% |
| Challenger Elementary | 8 | 2000-2004 | 3 | 0 | 851 | 1,000 | 1 | 85.1% |
| Chapel Trail Elementary | 10 | 1994-2003 | 7 | 6 | 927 | 1,170 | 1 | 79.2% |
| Coconut Creek Elementary | 10 | 1969-2002 | 6 | 3 | 845 | 803 | 2 | 105.2% |
| Coconut Palm Elementary | 12 | 2000-2000 | 2 | 13 | 1,047 | 1,058 | 1 | 99.0% |
| Colbert Elementary | 10 | 1952-2008 | 5 | 0 | 590 | 812 | 1 | 72.7% |
| Collins Elementary | 10 | 1957-2005 | 13 | 2 | 349 | 399 | 1 | 87.5% |
| Cooper City Elementary | 10 | 1970-2007 | 5 | 2 | 711 | 745 | 1 | 95.4% |
| Coral Cove Elementary | 12 | 2004-2004 | 3 | 0 | 837 | 830 | 2 | 100.8% |
| Coral Park Elementary | 11 | 1989-2007 | 13 | 6 | 598 | 825 | 1 | 72.5% |
| Coral Springs Elementary | 10 | 1974-2006 | 7 | 2 | 677 | 943 | 1 | 71.8% |
| Country Hills Elementary | 15 | 1990-2006 | 11 | 15 | 857 | 1,107 | 1 | 77.4% |
| Country Isles Elementary | 9 | 1987-2004 | 13 | 6 | 938 | 1,096 | 1 | 85.6% |
| Cresthaven Elementary | 10 | 1992-2008 | 8 | 0 | 546 | 705 | 1 | 77.4% |
| Croissant Park Elementary | 12 | 1992-2003 | 8 | 2 | 712 | 846 | 1 | 84.2% |
| Cypress Elementary | 13 | 1969-2010 | 11 | 2 | 788 | 909 | 1 | 86.7% |
| Dania Elementary | 7 | 1958-2007 | 11 | 3 | 443 | 623 | 1 | 71.1% |

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of gross FISH) | % of Capacity |
|-----------------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------------|---------------|
| Davie Elementary | 14 | 1977-2003 | 7 | 5 | 692 | 831 | 1 | 83.3% |
| Deerfield Beach Elementary | 14 | 1927-2010 | 11 | 3 | 757 | 797 | 1 | 95.0% |
| Deerfield Park Elementary | 11 | 1978-2005 | 10 | 0 | 618 | 805 | 1 | 76.8% |
| Dillard Elementary | 10 | 1994-1994 | 7 | 2 | 674 | 795 | 1 | 84.8% |
| Dolphin Bay Elementary | 12 | 2005-2005 | 3 | 0 | 851 | 830 | 2 | 102.5% |
| Drew Elementary | 15 | 1990-1990 | 9 | 0 | 622 | 579 | 2 | 107.4% |
| Driftwood Elementary | 10 | 1960-2003 | 13 | 12 | 644 | 780 | 1 | 82.6% |
| Eagle Point Elementary | 12 | 1994-2009 | 9 | 4 | 1,176 | 1,304 | 1 | 90.2% |
| Eagle Ridge Elementary | 12 | 1994-1994 | 7 | 0 | 773 | 872 | 1 | 88.6% |
| Embassy Creek Elementary | 14 | 1991-2008 | 8 | 0 | 955 | 1,087 | 1 | 87.9% |
| Endeavour Primary Learning Center | 12 | 2002-2002 | 2 | 2 | 406 | 496 | 1 | 81.9% |
| Everglades Elementary | 10 | 1998-2005 | 4 | 8 | 1,033 | 1,220 | 1 | 84.7% |
| Fairway Elementary | 11 | 1968-2005 | 11 | 0 | 914 | 970 | 1 | 94.2% |
| Flamingo Elementary | 14 | 1975-2006 | 5 | 9 | 743 | 779 | 1 | 95.4% |
| Floranada Elementary | 11 | 1999-1999 | 2 | 0 | 700 | 814 | 1 | 86.0% |
| Forest Hills Elementary | 8 | 1975-2004 | 4 | 2 | 590 | 831 | 1 | 71.0% |
| Foster, Stephen Elementary | 9 | 1961-2007 | 16 | 8 | 624 | 895 | 1 | 69.7% |
| Fox Trail Elementary | 26 | 1997-2004 | 4 | 7 | 1,240 | 1,304 | 1 | 95.1% |
| Gator Run Elementary | 12 | 1998-2004 | 3 | 16 | 1,270 | 1,452 | 1 | 87.5% |
| Griffin Elementary | 10 | 1979-1991 | 4 | 4 | 540 | 687 | 1 | 78.6% |
| Hallandale Elementary | 14 | 2003-2003 | 3 | 5 | 1,106 | 1,212 | 1 | 91.3% |
| Harbordale Elementary | 4 | 1959-2008 | 13 | 0 | 399 | 480 | 1 | 83.1% |
| Hawkes Bluff Elementary | 12 | 1990-2006 | 11 | 11 | 873 | 1,062 | 1 | 82.2% |
| Hollywood Central Elementary | 7 | 1992-1995 | 9 | 1 | 600 | 709 | 1 | 84.6% |
| Hollywood Hills | 12 | 1959-2007 | 9 | 2 | 738 | 768 | 1 | 96.1% |

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of gross FISH) | % of Capacity |
|------------------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------------|---------------|
| Elementary | | | | | | | | |
| Hollywood Park Elementary | 12 | 1969-1991 | 4 | 0 | 440 | 593 | 1 | 74.2% |
| Horizon Elementary | 8 | 1974-2001 | 6 | 9 | 555 | 699 | 1 | 79.4% |
| Hunt, James Elementary | 13 | 1973-2004 | 6 | 0 | 881 | 841 | 2 | 104.8% |
| Indian Trace Elementary | 12 | 1990-1990 | 9 | 10 | 708 | 843 | 1 | 84.0% |
| King, Martin Luther Elementary | 11 | 1968-2007 | 9 | 4 | 410 | 881 | 1 | 46.5% |
| Lake Forest Elementary | 11 | 1961-2006 | 11 | 12 | 877 | 946 | 1 | 92.7% |
| Lakeside Elementary | 12 | 1997-2001 | 3 | 3 | 858 | 798 | 2 | 107.5% |
| Larkdale Elementary | 10 | 1961-2008 | 16 | 5 | 385 | 713 | 1 | 54.0% |
| Lauderdale Manors Elementary | 13 | 1954-2008 | 13 | 4 | 555 | 1,116 | 1 | 49.7% |
| Lauderhill, Paul Turner Elementary | 11 | 1995-1995 | 6 | 0 | 560 | 872 | 1 | 64.2% |
| Liberty Elementary | 12 | 2001-2004 | 3 | 1 | 1,042 | 1,282 | 1 | 81.3% |
| Lloyd Estates Elementary | 8 | 1968-2008 | 9 | 10 | 476 | 727 | 1 | 65.5% |
| Manatee Bay Elementary | 7 | 2001-2004 | 3 | 10 | 1,235 | 1,320 | 1 | 93.6% |
| Maplewood Elementary | 11 | 1980-2004 | 7 | 8 | 754 | 961 | 1 | 78.5% |
| Margate Elementary | 11 | 1962-2007 | 19 | 0 | 1,086 | 1,305 | 1 | 83.2% |
| Markham, Robert C Elementary | 9 | 1967-2004 | 11 | 4 | 561 | 709 | 1 | 79.1% |
| Marshall, Thurgood Elementary | 8 | 1991-2002 | 7 | 1 | 356 | 763 | 1 | 46.7% |
| McNab Elementary | 10 | 1993-2002 | 8 | 1 | 797 | 695 | 2 | 114.7% |
| Meadowbrook Elementary | 15 | 1958-2009 | 13 | 9 | 590 | 858 | 1 | 68.8% |
| Miramar Elementary | 10 | 1991-2004 | 7 | 1 | 945 | 947 | 1 | 99.8% |
| Mirror Lake Elementary | 13 | 1969-2009 | 9 | 7 | 574 | 737 | 1 | 77.9% |
| Morrow Elementary | 10 | 1976-2008 | 7 | 0 | 553 | 831 | 1 | 66.5% |
| Nob Hill Elementary | 8 | 1975-2004 | 4 | 7 | 686 | 857 | 1 | 80.0% |
| Norcrest Elementary | 10 | 1976-2008 | 11 | 0 | 809 | 921 | 1 | 87.8% |

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of gross FISH) | % of Capacity |
|----------------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------------|---------------|
| North Andrews Gardens Elementary | 10 | 1996-2006 | 8 | 6 | 840 | 921 | 1 | 91.2% |
| North Fork Elementary | 10 | 1965-2007 | 10 | 3 | 406 | 771 | 1 | 52.7% |
| North Lauderdale Elementary | 13 | 1974-2006 | 9 | 0 | 625 | 948 | 1 | 65.9% |
| North Side Elementary | 5 | 1927-2001 | 8 | 0 | 447 | 608 | 1 | 73.5% |
| Nova, Blanche Forman Elementary | 10 | 1965-2003 | 6 | 3 | 767 | 836 | 1 | 91.7% |
| Nova, Eisenhower D D Elementary | 10 | 1969-2003 | 9 | 0 | 777 | 777 | 2 | 100.0% |
| Oakland Park Elementary | 7 | 1927-2004 | 13 | 0 | 573 | 828 | 1 | 69.2% |
| Oakridge Elementary | 8 | 1959-1993 | 13 | 6 | 718 | 721 | 1 | 99.6% |
| Orange Brook Elementary | 9 | 2006-2006 | 3 | 0 | 848 | 830 | 2 | 102.2% |
| Oriole Elementary | 9 | 1971-2005 | 6 | 2 | 694 | 758 | 1 | 91.6% |
| Palm Cove Elementary | 12 | 1992-2008 | 10 | 9 | 926 | 1,049 | 1 | 88.3% |
| Palmview Elementary | 10 | 1969-2009 | 8 | 3 | 604 | 711 | 1 | 85.0% |
| Panther Run Elementary | 12 | 1997-1997 | 2 | 1 | 686 | 800 | 1 | 85.8% |
| Park Lakes Elementary | 15 | 2000-2006 | 6 | 5 | 1,200 | 1,304 | 1 | 92.0% |
| Park Ridge Elementary | 10 | 1972-2008 | 7 | 4 | 400 | 610 | 1 | 65.6% |
| Park Springs Elementary | 12 | 1990-2004 | 10 | 0 | 981 | 1,201 | 1 | 81.7% |
| Park Trails Elementary | 12 | 2000-2008 | 4 | 0 | 871 | 1,276 | 1 | 68.3% |
| Parkside Elementary | 10 | 1999-2008 | 4 | 2 | 817 | 980 | 1 | 83.4% |
| Pasadena Lakes Elementary | 10 | 1971-2008 | 9 | 7 | 763 | 884 | 1 | 86.3% |
| Pembroke Lakes Elementary | 8 | 1976-2007 | 5 | 4 | 690 | 741 | 1 | 93.1% |
| Pembroke Pines Elementary | 9 | 1965-2008 | 6 | 8 | 613 | 763 | 1 | 80.3% |
| Perry, Annabel C Elementary | 10 | 1969-2005 | 10 | 9 | 725 | 1,073 | 1 | 67.6% |
| Peters Elementary | 11 | 1958-2008 | 17 | 12 | 645 | 845 | 1 | 76.3% |
| Pines Lakes Elementary | 10 | 1979-2009 | 8 | 2 | 795 | 963 | 1 | 82.6% |
| Pinewood | 10 | 1979- | 7 | 11 | 765 | 1,038 | 1 | 73.7% |

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of gross FISH) | % of Capacity |
|----------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------------|---------------|
| Elementary | | 2001 | | | | | | |
| Plantation Elementary | 12 | 1999-1999 | 2 | 0 | 621 | 814 | 1 | 76.3% |
| Plantation Park Elementary | 10 | 1967-2002 | 5 | 0 | 514 | 579 | 1 | 88.8% |
| Pompano Beach Elementary | 19 | 1992-1992 | 9 | 2 | 589 | 615 | 1 | 95.8% |
| Quiet Waters Elementary | 18 | 1990-2008 | 13 | 17 | 1,414 | 1,388 | 2 | 101.9% |
| Ramblewood Elementary | 10 | 1977-2004 | 5 | 1 | 908 | 1,003 | 1 | 90.5% |
| Riverglades Elementary | 10 | 1991-1991 | 6 | 8 | 618 | 813 | 1 | 76.0% |
| Riverland Elementary | 10 | 1991-2008 | 8 | 0 | 598 | 633 | 1 | 94.5% |
| Riverside Elementary | 10 | 1987-2001 | 12 | 6 | 761 | 843 | 1 | 90.3% |
| Rock Island Elementary | 14 | 2001-2008 | 4 | 0 | 672 | 580 | 2 | 115.9% |
| Royal Palm Elementary | 12 | 1971-2004 | 10 | 8 | 754 | 1,034 | 1 | 72.9% |
| Sanders Park Elementary | 12 | 1965-2004 | 9 | 7 | 506 | 791 | 1 | 64.0% |
| Sandpiper Elementary | 14 | 1989-2006 | 12 | 1 | 774 | 931 | 1 | 83.1% |
| Sawgrass Elementary | 12 | 1993-2007 | 9 | 0 | 952 | 1,184 | 1 | 80.4% |
| Sea Castle Elementary | 12 | 1990-2004 | 11 | 1 | 923 | 1,109 | 1 | 83.2% |
| Sheridan Hills Elementary | 7 | 1971-2001 | 6 | 0 | 584 | 607 | 1 | 96.2% |
| Sheridan Park Elementary | 13 | 1966-2008 | 7 | 4 | 644 | 820 | 1 | 78.5% |
| Silver Lakes Elementary | 12 | 1997-1997 | 2 | 5 | 743 | 850 | 1 | 87.4% |
| Silver Palms Elementary | 14 | 1995-2001 | 3 | 5 | 816 | 896 | 1 | 91.1% |
| Silver Ridge Elementary | 13 | 1989-2008 | 14 | 9 | 976 | 1,056 | 1 | 92.4% |
| Silver Shores Elementary | 12 | 2002-2003 | 3 | 0 | 674 | 820 | 1 | 82.2% |
| Stirling Elementary | 9 | 1991-2007 | 8 | 4 | 677 | 789 | 1 | 85.8% |
| Sunland Park Elementary | 4 | 1992-1994 | 3 | 1 | 308 | 539 | 1 | 57.1% |
| Sunset Lakes Elementary | 12 | 2002-2008 | 4 | 0 | 1,026 | 1,300 | 1 | 78.9% |
| Sunshine Elementary | 9 | 1964-2002 | 15 | 5 | 805 | 893 | 1 | 90.1% |
| Tamarac Elementary | 8 | 1974-2004 | 7 | 0 | 1,173 | 1,290 | 1 | 90.9% |
| Tedder Elementary | 12 | 1964-2004 | 14 | 0 | 770 | 1,240 | 1 | 62.1% |

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of gross FISH) | % of Capacity |
|-----------------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------------|---------------|
| Tradewinds Elementary | 17 | 1995-2008 | 6 | 17 | 1,074 | 1,214 | 1 | 88.5% |
| Tropical Elementary | 10 | 1971-2008 | 7 | 1 | 930 | 943 | 1 | 98.6% |
| Village Elementary | 12 | 1968-2009 | 14 | 5 | 759 | 946 | 1 | 80.2% |
| Walker Elementary | 10 | 1959-2009 | 9 | 2 | 599 | 1,017 | 1 | 58.9% |
| Watkins Elementary | 10 | 1995-1995 | 2 | 3 | 763 | 868 | 1 | 87.9% |
| Welleby Elementary | 13 | 1991-2004 | 7 | 6 | 811 | 915 | 1 | 88.6% |
| West Hollywood Elementary | 11 | 1991-1991 | 5 | 5 | 612 | 687 | 1 | 89.1% |
| Westchester Elementary | 10 | 1976-2009 | 12 | 8 | 1,156 | 1,184 | 1 | 97.6% |
| Westwood Heights Elementary | 9 | 1958-2008 | 12 | 4 | 594 | 855 | 1 | 69.5% |
| Wilton Manors Elementary | 8 | 1995-1998 | 5 | 0 | 596 | 615 | 1 | 96.9% |
| Winston Park Elementary | 12 | 1990-2004 | 13 | 0 | 1,215 | 1,191 | 2 | 102.0% |
| Young, Virginia Shuman Elementary | 8 | 1993-1993 | 8 | 0 | 724 | 687 | 2 | 105.4% |
| Discovery Elementary | 15 | 2008-2009 | 3 | 0 | 849 | 942 | 1 | 90.1% |
| Beachside Montessori C Elementary | 6 | 2008-2008 | 2 | 0 | 650 | 747 | 1 | 87.0% |
| Heron Heights Elementary | 12 | 2007-2008 | 3 | 0 | 818 | 942 | 1 | 86.8% |
| Total | 1533 | | 1115 | 594 | 105,360 | 117,568 | | 92.1% |

Source: School Board of Broward County, 2010

Elementary school locations and attendance zones/concurrency service areas (CSAs) are illustrated in Map 12-2A. Elementary school enrollment, including prekindergarten, for 2010-11 not including Broward Virtual Elementary, centers or charters is 105,360 students. There are 16 elementary schools with enrollment greater than 100% of their gross FISH capacity, which is the adopted LOS standard (LOS). For the 2010-11 school year, this translates into 11% of elementary schools in Broward County not meeting the LOS.

Middle Schools

There are 41 public middle schools in Broward County as of 2010/11 not including Broward Virtual Middle. A profile of these schools is shown by Table 12-9A.

Table 12-9A: Current Profile - Broward County Middle Schools 2010/11 (New)

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of gross FISH) | % of Capacity |
|---------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------------|---------------|
| Apollo Middle | 15 | 1969-2007 | 8 | 22 | 938 | 1,657 | 1 | 56.6% |
| Arthur R. Ashe, Jr Middle | 24 | 2001-2001 | 2 | 0 | 652 | 1,052 | 1 | 62.0% |
| Attucks Middle | 24 | 1960-1997 | 8 | 0 | 895 | 1,227 | 1 | 72.9% |
| Bair Middle | 10 | 1975-1993 | 4 | 18 | 978 | 1,297 | 1 | 75.4% |
| Coral Springs Middle | 19 | 1975-2005 | 4 | 0 | 1,746 | 1,899 | 1 | 91.9% |
| Crystal Lake Middle | 14 | 1971-2002 | 4 | 16 | 1,427 | 1,640 | 1 | 87.0% |
| Dandy, William Middle | 19 | 1991-1995 | 19 | 8 | 991 | 1,291 | 1 | 76.8% |
| Deerfield Beach Middle | 32 | 1960-2003 | 10 | 12 | 1,188 | 1,681 | 1 | 70.7% |
| Driftwood Middle | 22 | 1961-2005 | 17 | 9 | 1,552 | 1,729 | 1 | 89.8% |
| Falcon Cove Middle | 21 | 1999-1999 | 2 | 48 | 2,463 | 2,239 | 2 | 110.0% |
| Forest Glen Middle | 20 | 1990-2004 | 19 | 8 | 1,515 | 1,783 | 1 | 85.0% |
| Glades Middle | 20 | 2006-2008 | 4 | 11 | 1,821 | 2,060 | 1 | 88.4% |
| Gulfstream Middle | 7 | 1959-2010 | 17 | 15 | 334 | 692 | 1 | 48.3% |
| Indian Ridge Middle | 26 | 1995-2005 | 5 | 28 | 2,123 | 2,233 | 1 | 95.1% |
| Lauderdale Lakes Middle | 14 | 1969-1976 | 4 | 17 | 901 | 1,258 | 1 | 71.6% |
| Lauderhill Middle | 22 | 1969-1995 | 7 | 9 | 586 | 1,202 | 1 | 48.8% |
| Lyons Creek Middle | 22 | 1999-2006 | 3 | 14 | 2,056 | 2,135 | 1 | 96.3% |
| Margate Middle | 23 | 1966-2001 | 9 | 2 | 1,047 | 1,354 | 1 | 77.3% |
| McNicol Middle | 12 | 1997-1997 | 2 | 0 | 707 | 1,323 | 1 | 53.4% |
| Millennium Middle | 11 | 2001-2006 | 4 | 8 | 1,725 | 1,776 | 1 | 97.1% |

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of gross FISH) | % of Capacity |
|-------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------------|---------------|
| New Renaissance Middle | 20 | 2000-2000 | 4 | 0 | 1,372 | 1,547 | 1 | 88.7% |
| New River Middle | 18 | 1995-1995 | 3 | 6 | 1,322 | 1,493 | 1 | 88.5% |
| Nova Middle | 14 | 1962-2008 | 12 | 7 | 1,281 | 1,344 | 1 | 95.3% |
| Olsen Middle | 20 | 1954-1991 | 28 | 0 | 1,122 | 1,698 | 1 | 66.1% |
| Parkway Middle | 15 | 1958-2010 | 28 | 2 | 1,160 | 1,670 | 1 | 69.5% |
| Perry, Henry D Middle | 20 | 1991-1991 | 6 | 9 | 815 | 1,326 | 1 | 61.5% |
| Pines Middle | 21 | 1993-2005 | 3 | 0 | 1,754 | 1,769 | 1 | 99.2% |
| Pioneer Middle | 16 | 1975-1991 | 5 | 22 | 1,412 | 1,591 | 1 | 88.7% |
| Plantation Middle | 22 | 1969-2004 | 5 | 6 | 949 | 1,504 | 1 | 63.1% |
| Pompano Beach Middle | 12 | 1964-2008 | 10 | 10 | 1,109 | 1,235 | 1 | 89.8% |
| Ramblewood Middle | 17 | 1976-2005 | 4 | 20 | 1,563 | 1,742 | 1 | 89.7% |
| Rickards, James Middle | 13 | 1968-2004 | 5 | 10 | 880 | 1,267 | 1 | 69.5% |
| Sawgrass Springs Middle | 20 | 1995-1998 | 8 | 13 | 1,305 | 1,473 | 1 | 88.6% |
| Seminole Middle | 21 | 1958-2009 | 8 | 16 | 1,286 | 1,555 | 1 | 82.7% |
| Silver Lakes Middle | 20 | 1983-2002 | 16 | 11 | 451 | 1,295 | 1 | 34.8% |
| Silver Trail Middle | 22 | 1995-2009 | 3 | 35 | 1,666 | 2,059 | 1 | 80.9% |
| Sunrise Middle | 18 | 1991-1999 | 15 | 8 | 1,124 | 1,403 | 1 | 80.1% |
| Tequesta Trace Middle | 23 | 1990-2006 | 19 | 15 | 1,547 | 1,650 | 1 | 93.8% |
| Westglades Middle | 24 | 2001-2001 | 4 | 16 | 1,524 | 1,766 | 1 | 86.3% |
| Westpine Middle | 18 | 1990-2006 | 19 | 11 | 1,389 | 1,530 | 1 | 90.8% |
| Young, Walter C Middle | 30 | 1987-2008 | 17 | 29 | 1,488 | 1,990 | 1 | 74.8% |
| Total | 781 | | 374 | 491 | 52,164 | 56,423 | | 94.9% |

Source: School Board of Broward County, 2010

Middle school locations and attendance zones/concurrency service areas (CSAs) are illustrated in Map 12-3A. Middle school enrollment for 2010-11 is 52,164 students not including Broward Virtual Middle, centers or charters. There is 1 middle school with

enrollment greater than 100% of its gross FISH capacity, which is the adopted LOS standard (LOS). For the 2010-11 school year, this translates into 2% of middle schools in Broward County not meeting the LOS.

High Schools

There are 32 public high schools in Broward County as of 2010/2011 not including Broward Virtual High. A profile of these schools is shown by Table 12-9B.

Table 12-9B: Current Profile - Broward County High Schools 2010/11 (New)

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of gross FISH) | % of Capacity |
|--------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------------|---------------|
| Anderson, Boyd High | 32 | 1972-2010 | 12 | 5 | 2,093 | 2,924 | 1 | 71.6% |
| Atlantic Tech. (Bldg 24) | N/A | 2004-2004 | 1 | N/A | 595 | 566 | 2 | 105.1% |
| Coconut Creek High | 40 | 1964-2000 | 13 | 34 | 2,028 | 2,884 | 1 | 70.3% |
| College Academy @ BCC | N/A | N/A | N/A | N/A | 349 | N/A | N/A | N/A |
| Cooper City High | 30 | 1971-2009 | 31 | 2 | 2,259 | 2,567 | 1 | 88.0% |
| Coral Glades High | 45 | 2003-2008 | 5 | 0 | 2,290 | 2,637 | 1 | 86.8% |
| Coral Springs High | 37 | 1975-2005 | 9 | 13 | 2,319 | 3,206 | 1 | 72.3% |
| Cypress Bay High | 45 | 2001-2004 | 9 | 145 | 4,099 | 4,642 | 1 | 88.3% |
| Deerfield Beach High | 41 | 1969-2010 | 15 | 22 | 2,402 | 2,848 | 1 | 84.3% |
| Dillard High | 51 | 1959-2001 | 14 | 0 | 1,498 | 2,738 | 1 | 54.7% |
| Ely, Blanche High | 39 | 1952-2010 | 28 | 7 | 1,947 | 3,639 | 1 | 53.5% |
| Everglades High | 45 | 2002-2010 | 4 | 22 | 2,802 | 2,980 | 1 | 94.0% |
| Flanagan, Charles W High | 45 | 1995-1995 | 11 | 31 | 3,241 | 3,034 | 2 | 106.8% |
| Fort Lauderdale High | 27 | 1958-2007 | 16 | 6 | 1,811 | 2,633 | 1 | 68.8% |
| Hallandale High | 28 | 1976-1976 | 6 | 10 | 1,507 | 1,829 | 1 | 82.4% |
| Hollywood Hills High | 30 | 1968-2006 | 7 | 24 | 1,855 | 2,786 | 1 | 66.6% |

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of gross FISH) | % of Capacity |
|-----------------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------------|----------------|
| McArthur High | 40 | 1958-2002 | 30 | 5 | 2,117 | 2,335 | 1 | 90.7% |
| McFatter Technical | N/A | 1997-1997 | 1 | N/A | 591 | 566 | 2 | 104.4% |
| Miramar High | 38 | 1969-2005 | 13 | 30 | 2,760 | 3,235 | 1 | 85.3% |
| Monarch High | 55 | 2002-2005 | 5 | 10 | 2,123 | 2,360 | 1 | 90.0% |
| Northeast High | 52 | 1958-2010 | 29 | 3 | 2,196 | 2,389 | 1 | 91.9% |
| Nova High | 51 | 1962-2009 | 24 | 41 | 2,233 | 2,474 | 1 | 90.3% |
| Piper High | 30 | 1971-2007 | 20 | 46 | 2,667 | 3,550 | 1 | 75.1% |
| Plantation High | 35 | 1963-2009 | 25 | 23 | 2,166 | 3,170 | 1 | 68.3% |
| Pompano Beach Inst. Int'l Studies | 18 | 1952-2002 | 17 | 4 | 1,271 | 1,229 | 2 | 103.4% |
| South Broward High | 25 | 1947-2008 | 29 | 0 | 2,085 | 2,289 | 1 | 91.1% |
| South Plantation High | 32 | 1969-2006 | 15 | 19 | 2,371 | 2,778 | 1 | 85.3% |
| Stoneman Douglas High | 45 | 1990-2008 | 13 | 44 | 3,176 | 3,571 | 1 | 88.9% |
| Stranahan High | 38 | 1951-2004 | 27 | 9 | 1,730 | 2,541 | 1 | 68.1% |
| Taravella, J P High | 31 | 1979-2006 | 10 | 18 | 3,009 | 3,809 | 1 | 79.0% |
| West Broward High | 43 | 2007-2008 | 8 | 0 | 2,695 | 2,755 | 1 | 97.8% |
| Western High | 40 | 1979-2009 | 19 | 23 | 3,008 | 3,754 | 1 | 80.1% |
| Total | 1108 | | 466 | 596 | 69,293 | 73124 | | 102.30% |

Source: School Board of Broward County, 2010

High school locations and attendance zones/concurrency service areas (CSAs) are illustrated in Map 12-4A. High school enrollment for 2010-11 was 69,293 students not including Broward Virtual High, centers or charters. There is 1 high school with enrollment greater than 100% of its gross FISH capacity, which is the adopted LOS standard (LOS). For the 2010-11 school year, this translates into 3% of high schools in Broward County not meeting the LOS.

Charter Schools

There are 68 charter schools operating in Broward County as of the 2010-11 school year. The profiles of these schools are shown in Table 12-10.

Table 12-10: Current Profile – Broward County Charter Schools 2010/11 (New)

| Facility Name & Location | Contract Capacity | Current Enrollment 2009/10 | Surplus or Deficit Capacity | Projected Enrollment 2014/15 |
|--|-------------------|----------------------------|-----------------------------|------------------------------|
| Ben Gamla Charter 2620 Hollywood Blvd Hollywood, FL 33020 | 610 | 576 | 34 | 576 |
| Ben Gamla Charter North Broward 2620 Hollywood Boulevard Hollywood, FL 33020 | 900 | 17 | 883 | 17 |
| Ben Gamla Charter South Broward 6501 W. Sunrise Blvd. Sunrise, FL 33313 | 900 | 223 | 677 | 223 |
| Broward Community Charter 11421 NW 56th Drive Coral Springs, FL 33076 | 1,000 | 198 | 802 | 198 |
| Broward Community Charter West 11421 NW 56th Drive Coral Springs, FL 33076 | 500 | 358 | 142 | 358 |
| Central Charter School 4525 N. State Road 7 Lauderdale Lakes, FL 33319 | 630 | 620 | 10 | 620 |
| Charter Inst Training Ctr 5420 N. State Road 7 Ft. Lauderdale, FL 33319 | 350 | 114 | 236 | 114 |
| Charter School of Excellence 1217 SE 3 Avenue Ft. Lauderdale, FL 33316 | 310 | 288 | 22 | 288 |
| Charter School of Excellence @ Davie 2801 N. University Drive Pembroke Pines, FL 33024 | 350 | 168 | 182 | 168 |
| Charter School of Excellence @ Davie2 1217 SE 3rd Avenue Ft. Lauderdale, FL 33316 | 500 | 156 | 344 | 156 |
| Charter School of Excellence, Ft Lauderdale2 1217 SE 3rd Avenue Ft. Lauderdale, FL 33316 | 500 | 30 | 470 | 30 |
| Charter School of Excellence @ Riverland 3550 Davie Boulevard Ft. Lauderdale, FL 33312 | 350 | 132 | 218 | 132 |

| Facility Name & Location | Contract Capacity | Current Enrollment 2009/10 | Surplus or Deficit Capacity | Projected Enrollment 2014/15 |
|---|--------------------------|-----------------------------------|------------------------------------|-------------------------------------|
| Charter School of Excellence @ Riverland 2 3550 Davie Boulevard Ft. Lauderdale, FL 33312 | 500 | 94 | 406 | 94 |
| Charter School of Excellence @ Tamarac 1 7595 NW 61 Street Tamarac, FL 33321 | 500 | 221 | 279 | 221 |
| Charter School of Excellence @ Tamarac 2 7595 NW 61 Street Tamarac, FL 33321 | 500 | 195 | 305 | 195 |
| City of Coral Springs 3205 N. University Drive Coral Springs, FL 33065 | 1,600 | 1,640 | (40) | 1,640 |
| City of Pembroke Pines High 17189 Sheridan Street Pembroke Pines, FL 33331 | 1,600 | 1,721 | (121) | 1,721 |
| City of Pembroke Pines Elementary 10801 Pembroke Road (East) Pembroke Pines, FL 33025 1680 SW 184 Avenue (West) Pembroke Pines, FL 33025 12350 Sheridan Street (Central) Pembroke Pines, FL 33026 | 1,800 | 1,926 | (126) | 1,926 |
| City of Pembroke Pines Middle 18500 Pembroke Road (West) Pembroke Pines, FL 33029 12350 Sheridan Street (Central) Pembroke Pines, FL 33026 | 1,200 | 1,239 | (39) | 1,239 |
| Discovery Middle Charter 11421 NW 56th Drive Coral Springs, FL 33076 | 600 | 91 | 509 | 91 |
| Dolphin Park High 3206 S. University Drive Miramar, FL 33025 | 500 | 303 | 197 | 303 |
| Eagle Academy 3020 NW 33 Avenue Lauderdale Lakes, FL 33311 | 680 | 449 | 231 | 449 |
| Eagles' Nest Elementary 201 N. University Drive Coral Springs, FL 33071 | 400 | 159 | 241 | 159 |

| Facility Name & Location | Contract Capacity | Current Enrollment 2009/10 | Surplus or Deficit Capacity | Projected Enrollment 2014/15 |
|---|--------------------------|-----------------------------------|------------------------------------|-------------------------------------|
| Eagles' Nest Middle 201 N. University Drive Coral Springs, FL 33071 | 420 | 55 | 365 | 55 |
| Excelsior Charter of Broward (K-4) 10046 W. McNab Road Tamarac, FL 33321 | 500 | 160 | 340 | 160 |
| Florida Intercultural Academy 1704 Buchanan Street Hollywood, FL 33019 | 130 | 258 | (128) | 258 |
| Florida Intercultural Academy Middle 1704 Buchanan Street Hollywood, FL 33019 | 120 | 32 | 88 | 32 |
| Henry McNeal Turner Learning Academy 404 NW 7th Terrace Ft. Lauderdale, FL 33311 | 250 | 75 | 175 | 75 |
| Hollywood Acad of Arts & Science 1720 Harrison Street Hollywood, FL 33020 | 734 | 433 | 301 | 433 |
| Hollywood Acad of Arts & Science Middle 1720 Harrison Street Hollywood, FL 33020 | 900 | 244 | 656 | 244 |
| Imagine School at Broward 9001 Westview Drive Coral Springs, FL 33067 | 750 | 612 | 138 | 612 |
| Imagine School at Broward Middle 9001 Westview Drive Coral Springs, FL 33067 | 330 | 66 | 264 | 66 |
| Imagine School at North Lauderdale 1395 S. State Road 7 North Lauderdale, FL 33068 | 600 | 374 | 226 | 374 |
| Imagine School at North Lauderdale Middle 1395 S. State Road 7 North Lauderdale, FL 33068 | 600 | 175 | 425 | 175 |
| Imagine School at Weston 2500 Glades Circle Weston, FL 33327 | 1,050 | 833 | 217 | 833 |
| International School of Broward 3100 N. 75th Avenue Hollywood, FL 33024 | 1,275 | 324 | 951 | 324 |
| Kidz Choice Charter 9063 Taft Street Pembroke Pines, FL 33024 | 750 | 101 | 649 | 101 |

| Facility Name & Location | Contract Capacity | Current Enrollment 2009/10 | Surplus or Deficit Capacity | Projected Enrollment 2014/15 |
|--|-------------------|----------------------------|-----------------------------|------------------------------|
| Lauderhill High 4131 NW 16th Street Lauderhill, FL 33313 | 500 | 268 | 232 | 268 |
| Life Skills 2360 W. Oakland Park Blvd. Oakland Park, Florida 33311 | 400 | 270 | 130 | 270 |
| Mavericks High Central Charter Broward 424 W Sunrise Blvd. Ft Lauderdale, FL 33311 | 550 | 126 | 424 | 126 |
| North Broward Acad of Excellence 8200 SW 17 Street N. Lauderdale, FL 33068 | 250 | 625 | (375) | 625 |
| North Broward Acad of Excellence Middle 8200 SW 17 Street N. Lauderdale, FL 33068 | 800 | 328 | 472 | 328 |
| North University High 4800 N. University Drive Sunrise, FL 33351 | 500 | 290 | 210 | 290 |
| Paragon 3311 N. Andrews Avenue Pompano Bch, FL 33064 | 450 | 162 | 288 | 162 |
| Paragon Academy of Technology 2210 Pierce Street Hollywood, FL 33020 | 350 | 99 | 251 | 99 |
| Parkway Academy 7451 Riviera Blvd Miramar, FL 33028 | 650 | 491 | 159 | 491 |
| Pompano Charter Middle 3311 N. Andrews Avenue Pompano Bch, FL 33064 | 600 | 68 | 532 | 68 |
| RISE Academy School of Science and Tech. (K-4) 3698 NW 15 Street Lauderhill, FL 33313 | 150 | 272 | (122) | 272 |
| RISE Acad. School of Sci. and Tech. Tamarac (5-7) 3698 NW 15th Street Lauderhill, FL 33311 | 300 | 106 | 194 | 106 |
| Smart School (Middle) 3020 NW 33 Avenue Lauderhill, FL 33311 | 500 | 146 | 354 | 146 |
| Somerset Academy Elementary 20801 Johnson Street Pembroke Pines, FL 33029 | 500 | 861 | (361) | 861 |

| Facility Name & Location | Contract Capacity | Current Enrollment 2009/10 | Surplus or Deficit Capacity | Projected Enrollment 2014/15 |
|--|--------------------------|-----------------------------------|------------------------------------|-------------------------------------|
| Somerset Academy Middle 20803 Johnson Street Pembroke Pines, FL 33029 | 600 | 798 | (198) | 798 |
| Somerset Academy Davie 3788 Davie Road Davie, FL 33314 | 800 | 141 | 659 | 141 |
| Somerset Academy East Preparatory 2000 South State Road 7 Miramar, FL 33027 | 801 | 234 | 567 | 234 |
| Somerset Academy High 20805 Johnson Street Pembroke Pines, FL 33029 | 1,200 | 708 | 492 | 708 |
| Somerset Academy Miramar 12601 Somerset Blvd. Miramar, FL 33027 | 675 | 694 | (19) | 694 |
| Somerset Academy Miramar Middle 12601 Somerset Blvd. Miramar, FL 33027 | 325 | 391 | (66) | 391 |
| Somerset Conservatory 20807 Johnson Street Pembroke Pines, FL 33029 | 200 | 78 | 122 | 78 |
| Somerset Neighborhood 225 NW 29 Street Wilton Manors, FL 33311 | 175 | 78 | 97 | 78 |
| Somerset Pines Academy 901 NE 3rd Street Pompano Beach, FL 33064 | 900 | 256 | 644 | 256 |
| Somerset Prep Charter School @ N Lauderdale 7101 Kimberly Boulevard North Lauderdale, FL 33068 | 900 | 413 | 487 | 413 |
| Somerset Preparatory Charter Middle 2000 State Road 7 Miramar, FL 33023 | 750 | 74 | 676 | 74 |
| Somerset Prep Charter High @ N Lauderdale 7101 Kimberly Blvd. North Lauderdale, FL 33068 | 1,000 | 54 | 946 | 54 |
| Somerset Village Academy Middle 225 NW 29h Street Wilton Manors, FL 33311 | 750 | 100 | 650 | 100 |
| Somerset Village Academy 225 NW 29h Street Wilton Manors, FL 33311 | 750 | 305 | 445 | 305 |

| Facility Name & Location | Contract Capacity | Current Enrollment 2009/10 | Surplus or Deficit Capacity | Projected Enrollment 2014/15 |
|--|-------------------|----------------------------|-----------------------------|------------------------------|
| Sunshine Elementary Charter 2210 Pierce Street Hollywood, FL 33020 | 500 | 113 | 387 | 113 |
| Touchdowns4Life 10044 W. McNab Road, #28 Tamarac, FL 33321 | 175 | 65 | 110 | 65 |
| Total | 42,190 | 23,274 | 18,916 | 23,274 |

Source: School Board of Broward County, September 21, 2010 Twentieth Day student enrollment from TERMS Contract Capacity reported by Charter Schools Support

Charter school locations are illustrated in Map 12-1A. They have a district-wide attendance zone/concurrency service area, which means their LOS is measured on a county-wide basis. Charter school enrollment for 2010-11 was 23,274 students.

Special Schools

There are 20 special schools in Broward County as of 2010/2011. Special schools are comprised of vocational and exceptional student education centers. There are no additional special schools planned in the near future. A profile of these schools is shown by Table 12-11, below.

Table 12-11: Current Profile - Broward County Special Schools 2010/11 (New)

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of FISH) | % of Capacity |
|------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------|---------------|
| Atlantic Center* Tech | 30 | 1972-2004 | 24 | 33 | 595 | 566 | 2 | 105.1% |
| Bright Center Horizons | 6 | 1977-1995 | 5 | 0 | 128 | 325 | 1 | 39.4% |
| Cross Creek Center | 15 | 1990 | 6 | 4 | 113 | 228 | 1 | 49.6% |

| Facility Name | Site Size (Acres) | Age Range | Permanent Buildings | Relocatable Buildings | Current Enrollment (20 Day) | 100% Gross FISH (Student Capacity) | LOS (100% of FISH) | % of Capacity |
|-------------------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------|---------------|
| Cypress Run Alt Excep Center | 6 | 2007 | 1 | 0 | 142 | 240 | 1 | 59.2% |
| Dave Thomas Education Center | 3 | 1997 | 1 | 0 | 752 | 330 | 2 | 227.9% |
| Dave Thomas Education Center-West** | 10 | 2003 | 3 | 0 | NA | NA | NA | NA |
| Drew, Charles Resource Center | 10 | 1960-1998 | 13 | 21 | NA | NA | NA | NA |
| Hallandale Adult Center* | 13 | 1964-2001 | 18 | 21 | 1,054 | 2,101 | 1 | 50.2% |
| Lanier-James Education Center | 5 | 1960-2009 | 5 | 0 | 95 | 298 | 1 | 31.9% |
| McFatter, William Tech Center* | 34 | 1985-2001 | 11 | 0 | 591 | 566 | 2 | 104.4% |
| Pine Ridge Center | 5 | 2005 | 2 | 0 | 93 | 252 | 1 | 36.9% |
| Seagull School | 3 | 1961-2009 | 4 | 26 | 335 | 1,025 | 1 | 32.7% |
| Sheridan Tech Center* | 18 | 1967-2007 | 19 | 3 | 58 | 1,298 | 1 | 4.5% |
| Sunset Learning Center | 13 | 1996 | 2 | 0 | 170 | 273 | 1 | 62.3% |
| The Quest Center | 9 | 1977-1993 | 4 | 0 | 229 | 313 | 1 | 73.2% |
| Whiddon Rogers Ed Center | 15 | 1959-2004 | 20 | 2 | 633 | 1,560 | 1 | 40.6% |
| Whispering Pines Ex Ed Center | 16 | 1990 | 9 | 3 | 183 | 210 | 1 | 87.1% |
| Wingate Oaks Center | 20 | 1974-1991 | 5 | 0 | 80 | 357 | 1 | 22.4% |
| Total | 258 | | 159 | 141 | 5,251 | 9,942 | 1 | 52.8% |

*Adult enrollment is not reflected

**Includes Charles Drew Resource Center, Dave Thos-West

Source: School Board of Broward County, 2010

Special school locations are illustrated in Map 12-1A. Similar to charter schools, special schools also have a district-wide attendance zone/concurrency service area. Current enrollment for 2010-11 for the Broward County special schools is 5,251.

Ancillary Facilities

Ancillary facilities provide general support for the operation of the district, not related to individual schools. There are 27 ancillary facilities in Broward County. Locations of these facilities are list in Table 12-12 and illustrated in Map 12-1A.

Table 12-12: Ancillary Facility Inventory (New)

| Facility | Address | City |
|----------------------------------|--------------------------|-----------------|
| B.E.C.O.N. | 6600 SW Nova Dr | Davie |
| Coral Springs Aquatic Ctr | 12441 Royal Palm Blvd | Coral Springs |
| E.C.I.A / Title 1 | 701 NW 31 Ave | Oakland Park |
| HORTT Admin | 1700 SW 14 Ct | Fort Lauderdale |
| ITV Relay | Hammondville & Turnpike | Coconut Creek |
| KC Wright | 600 SE 3 Ave | Fort Lauderdale |
| KC Wright / HRD | 3521 Davie Rd | Davie |
| Lockhart Stadium | 5301 NW 12 Ave | Fort Lauderdale |
| M.E.T.R.I.C. - Multilingual/ | 1441 S Federal Hwy | Fort Lauderdale |
| North Area Bus Complex | 2200 NW 18 St | Pompano Beach |
| North Area Bus Garage | 2600 NW 18 Terr | Pompano Beach |
| North Area Maint.& Warehouse | 6501 NW 15 Ave | Fort Lauderdale |
| North Area Superintendent-Pomp. | 1400 NE 6 St | Pompano Beach |
| North Central Super. Office | 7770 W Oakland Park Blvd | Sunrise |
| Rock Island Annex (Prof Dev Ctr) | 2301 NW 26 St | Oakland Park |
| South Area Bus Garage | 900 S University Dr | Pembroke Pines |
| South Area Maintenance | 1295 N 21 Ave | Hollywood |
| Pioneer MS Annex | 5350 SW 90 Ave | Cooper City |
| South Area Portable Annex | 201 SW 172 Ave | Pembroke Pines |
| South Central Area Super. Office | 1619 NE 4 Ave | Fort Lauderdale |
| Southwest Area Bus Complex | 20251 Stirling Rd | Pembroke Pines |
| Tech & Support Svcs | 7720 W Oakland Park Blvd | Sunrise |

| Facility | Address | City |
|---------------------------------------|------------------|-----------------|
| Twin Lakes Admin | 4200 NW 10 Ave | Oakland Park |
| Twin Lakes Annex | 4140 NW 10 Ave | Oakland Park |
| Twin Lakes Warehouse & Transportation | 3810 NW 10 Ave | Oakland Park |
| West Central Bus Compound | 2500 College Ave | Davie |
| Edgewood Admin (Whiddon Rogers) | 1300 SW 32 Ct | Fort Lauderdale |

Source: School Board of Broward County, 2010

3. Projected 5 Year (S/T) School Enrollment, Capacity, LOS & Improvement Costs

The analysis of the current and five (5) year projected data of school facilities is compiled in the *Proposed Level of Service Plan*²⁻⁵. They both represent information for the years 2010/2011 through 2014/15, except the table contains detail costs associated with capacity improvements. The table shows the current & projected enrollment; gross Florida Inventory of School Houses (FISH) capacity; Level of Service (LOS) percentage; surplus/deficit capacity to attain the gross FISH; improvement strategy; the cost; cost per student station; and the school district's funding source. The current and projected enrollment is shown for each school. Schools are sorted by administrative area (North, Central, and South) and by grade level (elementary, middle, and high). The LOS was calculated for each school and for each year of the five year period. Using the School District's Policy 5000, the data confirms that the all schools will meet the LOS within the five year planning period. It should be noted that school centers are not listed that is because the enrollment at the centers is relatively constant since the enrollment can be controlled by capping to insure they do not exceed their capacities.

Concurrency Costs – Affected Parties The costs associated with achieving and maintaining the LOS during the five (5) year period are paid for and shared by public and private funding sources. Table 12-16 details the primary public and private entities which pay for the capacity improvements. These include; *Millage* - funds collected through property taxes which are the primary revenue source. *Public Education and Capital Outlay (PECO)* is another source which is a fund allocation by the State.

Impact/Mitigation Fees is another source collected from developers to address capacity improvement costs.

The cost associated with the capacity additions for those school facilities not currently meeting the LOS have been prepared⁵. The improvement costs are derived from the financially feasible DEFP. There may be additional costs to meet concurrency which are addressed through Proportionate Share Mitigation provisions. These provisions and requirements are outlined in the Interlocal Agreement, specifically, Sections 8.14 and 8.15.

Land Area Requirements There are currently no new schools planned which would require additional land to meet capacity improvements.

Table 12-13: Land Area Requirements (New)

| School Type | Improvement Type | # of Improvements | Estimated Acres Needed |
|-------------|------------------|-------------------|------------------------|
| Elementary | New school | 0 | 0 |
| Middle | New School | 0 | 0 |
| High | New School | 0 | 0 |
| Special | None | 0 | 0 |
| Total | | 0 | 0 |

Source: School Board of Broward County, September 7, 2010 Adopted District Educational Facilities Plan

As previously stated, the School Board adopted new “urban school” standards intended to reduce the acreage amounts required to build schools given the diminishing availability of land in Broward County.

Broward County Public School's (BCPS) primary projection tool is a geographically-based Cohort Survival model, which projects future students by grade. The Cohort Survival model is considered very reliable and is utilized by the Florida Department of Education in their student projections and the U.S. Census Bureau for their reports. The model uses an "aging" concept that moves a group, or cohort, of students into the future and increases or decreases their numbers according to past experience through history.

The Cohort Survival methodology relies on historical enrollment and birth data to capture the effects of in and out-migration, housing changes, and natural trends in population. In

essence, the model derives a growth factor or ratio for student survival matriculation to the next grade based upon previous survival numbers to the same grade of students in each Traffic Analysis Zone (TAZ), the basic geographic area for the model. In most cases, TAZ areas represent neighborhoods. There are over 900 TAZ areas in Broward County. TAZ areas are further divided into smaller geographic areas to account for schools that matriculate to more than one school at each grade level, (e.g. an elementary school that feeds into 2 different middle schools). The combination of elementary, middle and high school attendance zones and TAZ areas create a unique identifiable area called a Study Area IDentification or SAID. SAIDs capture the grade cohorts more accurately by including feeder patterns. For example, if elementary school A matriculates to 2 different middle schools B and C and one high school D, there would be 2 different SAIDs for elementary school A-one SAID to represent matriculation from elementary A to middle school B to high school D and another SAID to represent matriculation from elementary A to middle school C to high school D.

Once the model has been run for the small geographic units or SAIDs, the projections are then summarized by TAZ. In some instances, individual TAZ areas are corrected to reflect changes in growth which are not picked up in the projection model's histories. A few examples where corrections are required include areas where:

1. new construction is anticipated to exceed the pace of historical construction for an area,
2. an area is reaching build-out and all new construction will cease or slow down,
3. an unprecedented slow-down in the economic market, or
4. a boundary change has artificially increased/decreased the area.

Birth Data

The historical number of births is a good indicator of future kindergarten class size. Birth data is acquired from the Florida Department of Health Vital Records by U. S. Census tract. Several steps are taken to interpolate future kindergarten enrollment based on births, as not all children born will enter kindergarten. To project kindergarten

enrollment, births by census tract have to be estimated for a five year period i.e., births from 2005 will potentially enter kindergarten in 2010-11. Data is then increased or decreased based on past kindergarten populations by census tract. Once the number of births is adjusted, the percentage of students that are in each census tract is broken down to the SAID level. Since the census tract may intersect more than one SAID, a unique identifier is created between the census tracts and SAIDs. The percentage of actual attending kindergarten students for the past two years is calculated for each unique SAID/census tract. This percentage is used to extrapolate the number of kindergarten from the total number of kindergarten aged students within a given unique SAID/census tract. The SAIDs are then summarized to obtain the estimated number of kindergarten students by SAID for five years.

Residential Development Data

Each year Broward County municipal planning staff provides current and forecasted certificates of occupancy to assist county and BCPS demographic staff in estimating population changes. Residential growth is also shared and monitored through the Facility Management, Planning, and Site Acquisition Department. BCPS requests city and county planning staff to estimate future certificates of occupancy over the next five years.

Other Data

Other information is analyzed to determine if the Cohort Survival rates may need to be adjusted to align with a shorter or longer historical time horizon. These data may include:

1. Existing home sales (source: Florida Association of Realtors)
2. Population Projections (source: U.S. Census, Broward County, Bureau of Economic and Business Research, and Florida Department of Education)

Attrition Rate of Attending Students

BCPS includes four years of attending enrollment to calculate the rate of attrition or rate of students matriculating to the next level within their SAID by grade. Attending enrollment is the total number of students within the attendance zone that are attending their geographically assigned school. Determining the attrition rate by SAID, keeps the feeder patterns intact as the grades matriculate to each specific school. For example:

$$\frac{(\# \text{ of } 2007\text{-}08 \text{ attending } 2^{\text{nd}} \text{ graders) by SAID}}{(\# \text{ of } 2006\text{-}07 \text{ attending } 1^{\text{st}} \text{ graders) by SAID}} = \text{SAID } 2^{\text{nd}} \text{ grade attrition rate } 2007\text{-}08 \text{ to } 2007\text{-}08$$

$$\frac{(\# \text{ of } 2008\text{-}09 \text{ attending } 2^{\text{nd}} \text{ graders) by SAID}}{(\# \text{ of } 2007\text{-}08 \text{ attending } 1^{\text{st}} \text{ graders) by SAID}} = \text{SAID } 2^{\text{nd}} \text{ grade attrition rate } 2008\text{-}09 \text{ to } 2008\text{-}09$$

$$\frac{(\# \text{ of } 2009\text{-}10 \text{ attending } 2^{\text{nd}} \text{ graders) by SAID}}{(\# \text{ of } 2008\text{-}09 \text{ attending } 1^{\text{st}} \text{ graders) by SAID}} = \text{SAID } 2^{\text{nd}} \text{ grade attrition rate } 2009\text{-}10 \text{ to } 2009\text{-}10$$

Once the attrition rate is calculated for each grade, grades one through twelve, over the past three years, it is then averaged and used as a factor to obtain next year's projections for that grade. For example:

$$\begin{array}{l} \text{Average SAID } 2^{\text{nd}} \text{ grade} \\ \text{attrition rate from } 2007\text{-}2010 \end{array} * \begin{array}{l} \# \text{ of } 2009\text{-}10 \text{ attending} \\ 2^{\text{nd}} \text{ graders by SAID} \end{array} = \text{projected } 2010\text{-}11 \text{ } 2^{\text{nd}} \text{ graders by SAID}$$

To calculate subsequent years of projections by grade, the model uses the projected rate of attrition based on the projected enrollment of the previous year to calculate the next projection year. For example:

$$\begin{array}{l} \text{Average SAID } 2^{\text{nd}} \text{ grade} \\ \text{projected attrition rate} \\ \text{from } 2008\text{-}2011 \end{array} * \begin{array}{l} \# \text{ of projected } 2010\text{-}11 \\ \text{attending } 2^{\text{nd}} \text{ graders} \\ \text{by SAID} \end{array} = \text{projected } 2011\text{-}12 \text{ } 2^{\text{nd}} \text{ graders by SAID}$$

Projections by SAID for each grade are then reviewed school-by-school. Attrition rates can cause projections to be exceedingly high or low in which case they will have to be

adjusted so as not to cause an exponential effect in outer projection years. The following are possible corrections to rates:

Out-of-Boundary Students (OOB)

Out-of-boundary (OOB) students are students attending a school from outside their attendance area (i.e. approved reassignments).

BCPS assumes that OOB students at each grade level at each school will be the same as the existing year and will have a survival rate of 100% as they matriculate through the grade levels. For example, Middle School A currently has the following OOB students: 35-6th grade, 38-7th grade, and 42-8th grade. For all projected years, Middle School A will have 35-6th grade, 38-7th grade, and 42-8th grade OOB students.

However, adjustments can be made to OOB students if enrollments naturally decline based on the calculated cohort survival rate yet economic or other conditions may suggest enrollment should increase or if schools are eligible to receive assignment transfers. Since assignment data is determined after the release of the projections and is subject to change, the OOB students typically remain constant in the model based on the current year's data.

The school-by-school Cohort Survival model projections, by grade, are compared and tested for reasonableness with other models such as the Florida Department of Education (FDOE) projections and the Broward County Planning and Redevelopment Division school-aged population projections. Accordingly, adjustments may be made to the Cohort Survival model based on the following factors:

1. changes in the rate or type of new housing development within Broward county
2. changes in economic conditions (e.g. the creation of jobs usually means families are moving in whereas a recession usually means families are moving out)
3. immigration
4. natural phenomena (e.g. Hurricanes)

There are also decisions made within BCPS, which may have a dramatic effect upon projections. These include:

1. future placement of English Language Learners (ELL) clusters
2. future placement of Exceptional Student Education (ESE) clusters
3. opening and closing of magnet programs (first year projections are difficult because of the lack of a "track record")
4. Adequate Yearly Progress (AYP) choice reassignments
5. other approved reassignments
6. opening and closing of charter schools throughout the year

4. Projected 10 Year (L/T) School Enrollment, Capacity, LOS & Improvement Costs

The long-term planning period for school facilities is ten years. Table 12-14, below, represents capacity needs information for the end of the ten year period through 2020-21. The data compares the School District's LOS by grade level and Planning Area to the 2020-21 projected student enrollments and the needed permanent capacity. As mentioned earlier, commencing at the 2019/20 school year, the LOS is calculated at 110% of permanent FISH capacity. The cumulative information presents a total permanent capacity plus 10% of 261,051 versus a projected enrollment of 223,053 or an excess of 37,998 seats. The cumulative total solely based on permanent capacity is 237,319 with an excess of 14,266 seats.

Table 12-14:

Projected 10 Year School Facilities by Planning Area and District-Wide (New)

| Planning Area | School Type | LOS (110% Perm. Capacity) | Projected Enrollment 2020-21 | Surplus or (Deficit) Capacity | Improvement Strategy | Projected Cost | Projected Added Capacity |
|---------------|-------------------|---------------------------|------------------------------|-------------------------------|----------------------|----------------|--------------------------|
| Area A | Elementary School | 16,364 | 14,954 | 1,409 | None | N/A | N/A |
| | Middle School | 8,289 | 7,699 | 590 | None | N/A | N/A |
| | High School | 13,197 | 10,607 | 2,589 | None | N/A | N/A |
| | Charter | N/A | N/A | N/A | N/A | N/A | N/A |
| | Special School | N/A | N/A | N/A | None | N/A | N/A |
| Area B | Elementary School | 21,157 | 19,116 | 2,042 | New School | \$25,000,000 | 830 |
| | Middle School | 8,923 | 7,793 | 1,130 | None | N/A | N/A |
| | High School | 11,048 | 7,955 | 3,093 | None | N/A | N/A |
| | Charter | N/A | N/A | N/A | N/A | N/A | N/A |
| | Special School | N/A | N/A | N/A | None | N/A | N/A |
| Area C | Elementary School | 16,775 | 14,379 | 2,396 | None | N/A | N/A |
| | Middle School | 9,125 | 7,806 | 1,319 | None | N/A | N/A |
| | High School | 8,469 | 7,147 | 1,322 | None | N/A | N/A |
| | Charter | N/A | N/A | N/A | N/A | N/A | N/A |
| | Special School | N/A | N/A | N/A | None | N/A | N/A |
| Area D | Elementary School | 18,734 | 17,494 | 1,240 | New School | \$50,000,000 | 1660 |
| | Middle School | 7,726 | 8,594 | (867) | None | N/A | N/A |
| | High School | 12,643 | 12,310 | 334 | New School | \$130,000,000 | 2,850 |
| | Charter | N/A | N/A | N/A | N/A | N/A | N/A |
| | Special School | N/A | N/A | N/A | None | N/A | N/A |

| Plannin g Area | School Type | LOS (110% Perm. Capacity) | Projected Enrollment t 2020-21 | Surplus or (Deficit) Capacity | Improvemen t Strategy | Projected Cost | Projecte d Added Capacity |
|----------------------|--------------------|----------------------------|--------------------------------|-------------------------------|-----------------------|---------------------|---------------------------|
| Area E | Elementar y School | 14,529 | 10,397 | 4,132 | None | N/A | N/A |
| | Middle School | 5,875 | 4,387 | 1,488 | None | N/A | N/A |
| | High School | 8,521 | 5,200 | 3,321 | None | N/A | N/A |
| | Charter | N/A | N/A | N/A | N/A | N/A | N/A |
| | Special School | N/A | N/A | N/A | None | N/A | N/A |
| Area F | Elementar y School | 20,137 | 15,909 | 4,228 | New School | \$50,000,000 | 1660 |
| | Middle School | 11,398 | 10,176 | 1,222 | New School | \$50,000,000 | 1,754 |
| | High School | 13,885 | 13,689 | 197 | None | N/A | N/A |
| | Charter | N/A | N/A | N/A | N/A | N/A | N/A |
| | Special School | N/A | N/A | N/A | None | N/A | N/A |
| Area G | Elementar y School | 16,488 | 14,310 | 2,178 | None | N/A | N/A |
| | Middle School | 8,572 | 5,949 | 2,623 | None | N/A | N/A |
| | High School | 9,196 | 7,183 | 2,013 | None | N/A | N/A |
| | Charter | N/A | N/A | N/A | N/A | N/A | N/A |
| | Special School | N/A | N/A | N/A | None | N/A | N/A |
| District-Wide | Elementar y School | 124,183 | 106,559 | 17,625 | New School | \$125,000,000 | 4,150 |
| | Middle School | 59,908 | 52,404 | 7,504 | New School & Addition | \$50,000,000 | 1,754 |
| | High School | 76,959 | 64,090 | 12,869 | New School & Addition | \$132,400,000 | 2,850 |
| | Charter | N/A | N/A | N/A | N/A | N/A | N/A |
| | Special School | N/A | N/A | N/A | None | N/A | N/A |
| Total | | 261,051 | 223,053 | 37,998 | | \$53,900,000 | 8,853 |

Source: School Board of Broward County, 2010

Based on permanent capacity plus 10% (LOS) there are seat deficiencies only in Planning Area D at the middle and high school level. The range of seat availability by grade level is depicted in Table 12-14A below.

Table 12-14A: Analysis of Planning Area / Seat Availability (New)

| School Level | Planning Area | Seat Availability Surplus or (Deficit) | Range |
|--------------|---------------|--|------------------|
| Elementary | A | 1,409 | High |
| | B | 2,042 | High |
| | C | 2,396 | High |
| | D | 1,240 | Medium |
| | E | 4,132 | High |
| | F | 4,228 | High |
| | G | 2,178 | High |
| Middle | A | 590 | Medium |
| | B | 1,130 | Medium |
| | C | 1,319 | Medium |
| | D | (867) | Low/Seat Deficit |
| | E | 1,488 | Medium |
| | F | 1,222 | Medium |
| | G | 2,623 | High |
| High | A | 2,589 | Medium |
| | B | 3,093 | High |
| | C | 1,322 | Medium |
| | D | 334 | Low/Seat Deficit |
| | E | 3,321 | High |
| | F | 197 | Medium |
| | G | 2,013 | Medium |

Source: School Board of Broward County 2010

Table 12-14A isolates seating availability by grade level in each planning area. The planning area ranking of low, medium, and high for each grade level is determined by the relationship between seat availability total and the district grade level new school capacity standard that is defined in the State Plant Survey. The capacity standards are: Elementary – 1191, Middle – 1781, and High – 2883. The grade level ranking determinations are set by the following:

Elementary

1191 and above is high

1190 to 0 is medium
0 and below is low

Middle

1781 and above is high
1781 to 0 is medium
0 and below is low

High

2883 and above is high
2883 to 0 is medium
0 and below is low

A low ranking or seating deficit (negative number indicated by parenthesis) means a planning area's projected enrollment exceeds the planning area's total LOS. A high ranking indicates that seats are available that exceed the size of a new school.

Table 12-14A shows that the elementary grade level rankings are Medium and High with Areas A, B, C, D, and G being Medium and Areas E and F being High. The middle schools rankings show all levels. Middle school Area D is low/seat deficit, Area G is high and all other area middle schools are medium. High school areas also show all levels. High school Area D is low/Seat deficit, Area E is high, and all other high school areas are medium.

Long Term Impact on Ancillary Facilities With an increase of student enrollment comes the increase in operational costs to provide the needed support. School buses, custodial support, utility charges, and maintenance staff are all impacted as students and square footages increase. The school district owns 26 administrative sites totaling 648,960 square footage of permanent space. This space houses the district and area staffs. The total includes six bus lots that house approximately 1,546 school buses.

5. Collocation of School Facilities

The collocation of public school facilities with local government public/civic facilities, is used in the context of this analysis as public facilities collocated or located adjacent to each other, and used by both the School Board and local governments through the use of a Master Lease Agreement. Shared use facilities are facilities that are not located adjacent to each other, are owned by either the School Board or the local government, but shared by both parties through mutual agreement or understanding.

The School Board, Broward County and local governments currently have numerous collocated facilities, and the 2004 Annual Report on the implementation of the Interlocal Agreement indicated that further study might be needed to determine how the collocation of such facilities can be enhanced in Broward County. The Report further required an inventory of existing collocated facilities to determine if such a study is needed.

Existing Collocation/Shared Use of Public School Facilities with Local Government Public/Civic Facilities

The Collocation/Shared Use Report of Public School Facilities with Local Government Public/Civic facilities indicates that there are approximately two hundred and seventeen (216) existing instances where public school facilities are collocated and/or have shared use with local government public/civic facilities. Of the total 216 facilities, the School Board or local governments share use of one hundred and six (186). The majority of such facilities are School Board owned. The remaining thirty (30) facilities are collocated facilities.

The existing collocation/shared use facilities have been determined³. Map 12-8A depicts the location of collocation/shared use facilities.

Potential Sites for the Collocation/Shared Use of Public School Facilities with Local Government Public/Civic Facilities and Shared Use Facilities

Information provided by the local governments did not identify any potential sites that might enable the collocation/shared use of public school facilities with local government public/civic facilities. Further, the information provided lists nineteen (19) instances that might potentially allow for the shared use of public school facilities and local government public/civic facilities. Nine (9) of the facilities are County owned, six (6) are School Board owned and four (4) are municipal owned.

The potential collocation/shared use facilities have been developed⁴. Map 12-9A depicts the location of potential collocation/shared use facilities.

6. Opportunities to Locate Schools to Serve as Community Focal Points

Schools can act as an anchor in the community. They are a symbol of a neighborhood's stability and attract families to the community. They transmit knowledge to new generations, advance knowledge, display the achievements of society, plus bring neighbors together for Parent Teacher Association meetings, school plays, and sporting events. They offer their classrooms and media centers to residents for adult education classes, and community and club meetings. They are key determinants of the quality of life and are valued symbols of community identity and achievement. Moreover, the community is often evaluated on the basis of the quality of its schools.

Historically, the School District and the County's municipalities have successfully worked together to utilize school facilities for community purposes. Master Recreational Lease (MRL) Agreements provides local community residents and municipalities a shared use of school playgrounds and recreational fields after school hours and on non-school days. The Agreement recognized the School District's requirement to spend most of the available money on the operation of the classroom and limited funds on the development of school recreational grounds. The municipality's purpose and policy is to develop, operate and maintain parks and community recreational facilities. The municipalities were willing to expend monies to equip and maintain these recreational grounds in exchange for the use. Reciprocal Use Agreement (RUA) is the mechanism

used to accomplish shared use between the municipalities and the School District. Several municipalities have RUAs with the School District. These municipalities include: Cooper City, Coral Springs, Dania Beach, Deerfield Beach, Fort Lauderdale, Hallandale Beach, Hollywood, Lauderdale Lakes, Lauderhill, Miramar, North Lauderdale, Oakland Park, Parkland, Pembroke Pines, Plantation, Pompano Beach, Sunrise and Tamarac. The agreements enable the entities to exchange use of their facilities without entering into a lease for such use. The agreements address each party's liability, operating and maintenance costs, scheduling of use, and other issues that may arise. School facilities are often used as meeting places for community associations and house several community programs such as summer youth programs.

7. Emergency Shelters

New educational facilities located outside a category 1, 2 or 3 evacuation zone are required to have core facility areas designed as Enhanced Hurricane Protection Areas unless the facility is exempted based on a recommendation by the local emergency management agency or the Department of Community Affairs. Certain factors are considered to qualify for the exemption, such as low evacuation demand, size, location, accessibility and storm surge. For example, if the County has adequate shelter capacity, a school may be exempt. Table 12-15 is an inventory of schools within Broward County that serve as emergency shelters. They are designated either Primary (P), Secondary (S), Tertiary (T), Pet Friendly (PF), Employee (E), or Special Needs (SN) facilities. Map 12-10A depicts the location of the emergency shelters.

Table 12-15: List of Emergency Shelters

| SCHOOL NAME | ADDRESS |
|--------------------------------|--|
| Arthur Robert Ashe, Jr. Middle | 1701 NW 23rd Avenue, Ft. Lauderdale 33311 |
| Challenger Elementary | 5703 NW 94th Avenue, Tamarac 33321 |
| Coconut Palm Elementary | 13601 Monarch Lakes Blvd., Miramar 33027 |
| Coral Cove Elementary | 5100 SW 148th Avenue, Miramar 33027 |
| Coral Glades High | 2700 Sportsplex Drive., Coral Springs 33065 |
| Everglades Elementary | 2900 Bonaventure Blvd., Weston 33331 |
| Everglades High | 17100 SW 48th Court, Miramar 33027 |
| Falcon Cove Elementary | 4251 Bonaventure Blvd., Weston 33332 |
| Floranada Elementary | 5251 NE 14th Way, Ft. Lauderdale 33334 |
| Fox Trail Elementary | 1250 Nob Hill Road, Davie 33324 |
| Gator Run Elementary | 1101 Arvida Parkway, Weston 33327 |
| Hallandale Elementary | 900 SW 8th Street, Hallandale 33009 |
| Indian Ridge Middle | 1355 Nob Hill Road, Davie 33324 |
| Lakeside Elementary | 900 NW 136th Avenue, Pembroke Pines 33028 |
| Liberty Elementary | 2450 Banks Road, Margate 33063 |
| Lyons Creek Middle | 4333 Sol Press Blvd., Coconut Creek 33073 |
| Manatee Bay Elementary | 19200 SW 36th Street, Weston 33332 |
| McNicol Middle | 1602 South 27th Avenue, Hollywood 33020 |
| Millennium Middle | 5803 NW 94 Avenue, Tamarac 33321 |
| Monarch High | 5050 Wiles Road, Coconut Creek 33073 |
| New Renaissance Middle | 10701 Miramar Blvd., Miramar 33027 |
| New River Middle | 3100 Riverland Road, Ft. Lauderdale 33312 |
| Orangebrook Elementary | 715 S. 46 Avenue, Hollywood 33021 |
| Panther Run Elementary | 801 NW 172nd Avenue, Pembroke Pines 33029 |
| Park Lakes Elementary | 3925 N. State Road 7, Lauderdale Lakes 33319 |
| Park Trails Elementary | 10700 Trails End, Parkland 33076 |
| Parkside Elementary | 10257 NW 29th Street, Coral Springs 33065 |
| Pines Middle | 200 N. Douglas Road, Pembroke Pines 33024 |
| Plantation Elementary | 651 NW 42nd Avenue, Plantation 33317 |
| Pompano Beach High | 600 NE 13th Avenue, Pompano Beach 33060 |
| Rock Island Elementary | 2350 NW 19th Street, Ft. Lauderdale 33311 |
| Silver Lakes Elementary | 2300 SW 173rd Avenue, Miramar 33029 |

| SCHOOL NAME | ADDRESS |
|--------------------------|---|
| Silver Palms Elementary | 1209 NW 155th Avenue, Pembroke Pines 33028 |
| Silver Shores Elementary | 1701 SW 160th Avenue, Miramar 33027 |
| Silver Trail Middle | 18300 Sheridan Street, Pembroke Pines 33331 |
| Sunset Lakes Elementary | 18400 SW 25th Street, Miramar 33029 |
| Sunset School Center | 3775 SW 16th Street, Ft. Lauderdale 33312 |
| Tradewinds Elementary | 5400 Johnson Road, Coconut Creek 33073 |
| Watkins Elementary | 3520 SW 52nd Avenue, Pembroke Park 33023 |
| West Broward High | 500 NW 209 Avenue, Pembroke Pines 33029 |

Source: School Board of Broward County 2010

8. Funding Sources for Capital Improvements

The School Board of Broward County has total projected revenue, and financing sources of \$1,343,928,000 for public school capital improvements for the 5 year period ending 2014-2015 as depicted in Table 12-16. The major source of revenue is 2010-11 millage, which is collected from local property taxes and comprises 76% of total revenue. The projected appropriations for those funds are depicted in Table 12-17. The primary appropriation is for debt service, which comprises 56% of total appropriations.

Table 12-16: Estimated Revenue and Financing Sources (stated in thousands) (New)

| | 1.50 mills | | |
|--|------------------|------------------|------------------|------------------|------------------|--------------------|----------------|
| Revenue & Financing Sources | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | Total | % |
| Millage & Interest | 200,440 | 198,503 | 201,348 | 205,711 | 211,402 | 1,017,404 | 75.71% |
| COPs Interest | 2,000 | 1,000 | 500 | 500 | 500 | 4,500 | 0.33% |
| Quality School Construction Bonds (Federal Stimulus) | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Capital Equipment Lease (E-Rate) | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| Impact/Mitigation Fees and Interest | 1,300 | 1,400 | 1,700 | 2,400 | 2,400 | 9,200 | 0.68% |
| Miscellaneous Local | 155 | 155 | 155 | 155 | 155 | 775 | 0.06% |
| Sale of Land | 5,000 | 5,000 | 0 | 0 | 0 | 10,000 | 0.74% |
| PECO Construction | 0 | 698 | 2,783 | 7,664 | 5,299 | 16,444 | 1.22% |
| PECO - SSMA | 11,688 | 15,393 | 16,498 | 18,531 | 19,584 | 81,694 | 6.08% |
| PECO - Charter School Capital Outlay | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 50,000 | 3.72% |
| CO & DS & Interest | 1,211 | 1,210 | 1,211 | 1,210 | 1,211 | 6,053 | 0.45% |
| COBI | 2,000 | 0 | 0 | 0 | 0 | 2,000 | 0.15% |
| Class Size Reduction | 0 | 0 | 0 | 0 | 0 | 0 | 0.00% |
| FEMA | 2,000 | 2,000 | 0 | 0 | 0 | 4,000 | 0.30% |
| Designated Reserve | 71,997 | 48,502 | 21,359 | 0 | 0 | 141,858 | 10.56% |
| | \$307,791 | \$283,861 | \$255,554 | \$246,171 | \$250,551 | \$1,343,928 | 100.00% |

Source: The School Board of Broward County -2010-2011 Adopted 5-Year DEFP, 2010

Table 12-17: Estimated Appropriations (stated in thousands) (New)

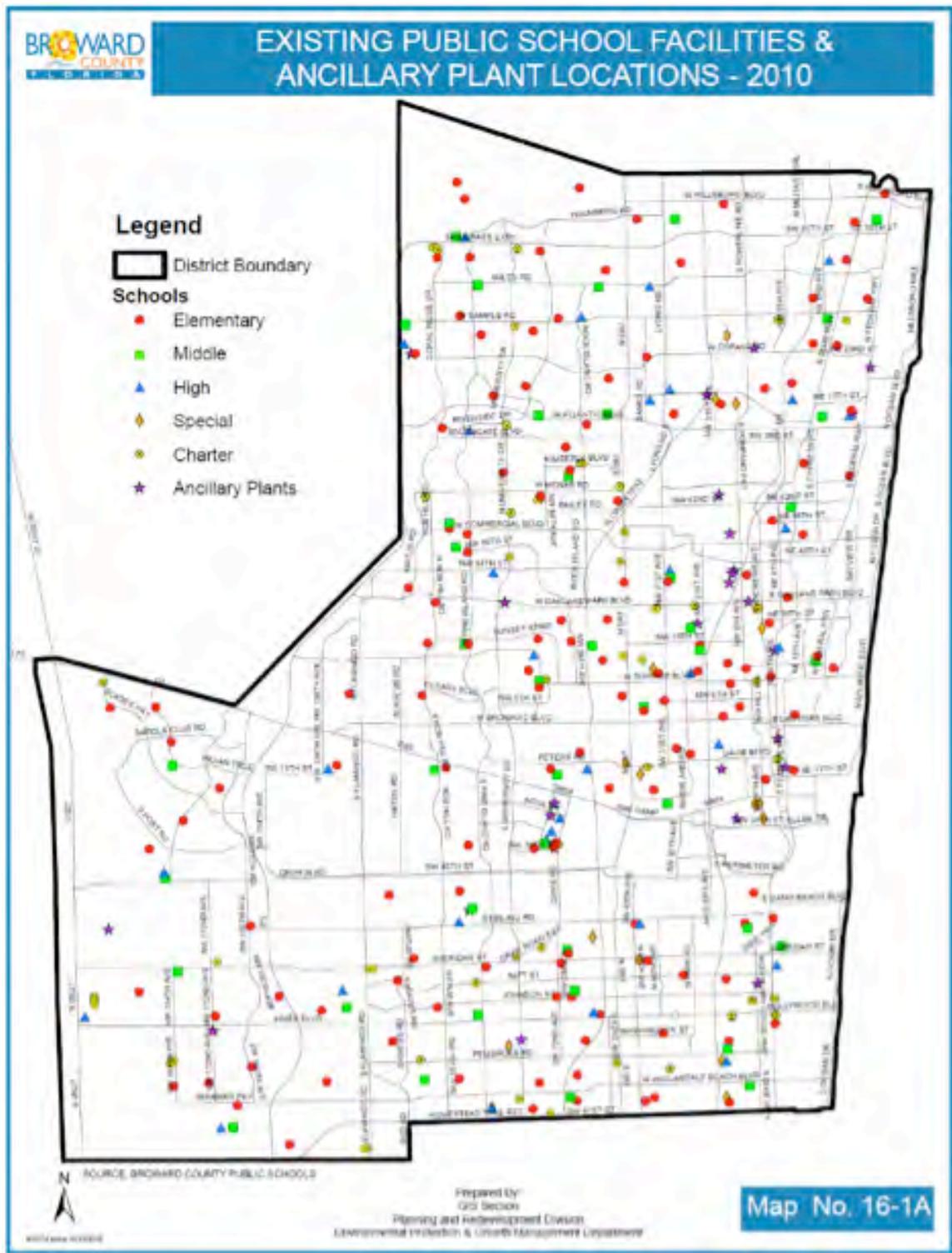
| Estimated Appropriations | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | Total | % |
|---------------------------------|------------------|------------------|------------------|------------------|------------------|--------------------|----------------|
| Capacity Additions | \$5,162 | \$0 | \$0 | \$0 | \$0 | \$5,162 | 0.38% |
| Remodeling & Renovations | 3,655 | 0 | 0 | 0 | 0 | 3,655 | 0.27% |
| Debt Service | 149,599 | 146,978 | 146,987 | 152,080 | 152,074 | 747,718 | 55.64% |
| Indoor Air Quality | 6,095 | 4,000 | 5,000 | 1,000 | 2,000 | 18,095 | 1.35% |
| Technology & Equipment | 806 | 200 | 1,200 | 3,200 | 0 | 5,406 | 0.40% |
| Safety | 2,000 | 4,893 | 7,000 | 4,000 | 10,000 | 27,893 | 2.08% |
| Capital Improvements | 34,500 | 27,107 | 6,494 | 5,170 | 12,034 | 85,305 | 6.35% |
| ADA Compliance | 1,450 | 1,000 | 2,000 | 500 | 1,000 | 5,950 | 0.44% |
| Vehicles | 107 | 0 | 2,000 | 3,000 | 0 | 5,107 | 0.38% |
| Facility Leases & Sites | 6,233 | 3,025 | 3,102 | 1,111 | 1,120 | 14,591 | 1.09% |
| Facilities/Capital Salaries | 20,282 | 20,282 | 14,603 | 12,600 | 12,600 | 80,367 | 5.98% |
| Legal & Contingency | 1,262 | 1,397 | 2,427 | 2,519 | 7,032 | 14,637 | 1.09% |
| Lease Payments (Tech/Vehicles) | 9,140 | 6,229 | 4,991 | 4,991 | 4,991 | 30,342 | 2.26% |
| Maintenance Transfer | 54,000 | 54,000 | 45,000 | 41,300 | 33,000 | 227,300 | 16.91% |
| PECO Charter Schools Transfer | 10,000 | 10,000 | 10,000 | 10,000 | 10,000 | 50,000 | 3.72% |
| Property & Casualty Insurance | 3,500 | 4,750 | 4,750 | 4,700 | 4,700 | 22,400 | 1.67% |
| | \$307,791 | \$283,861 | \$255,554 | \$246,171 | \$250,551 | \$1,343,928 | 100.00% |

Source: The School Board of Broward County -2010-2011 Adopted 5-Year DEFP, 2010

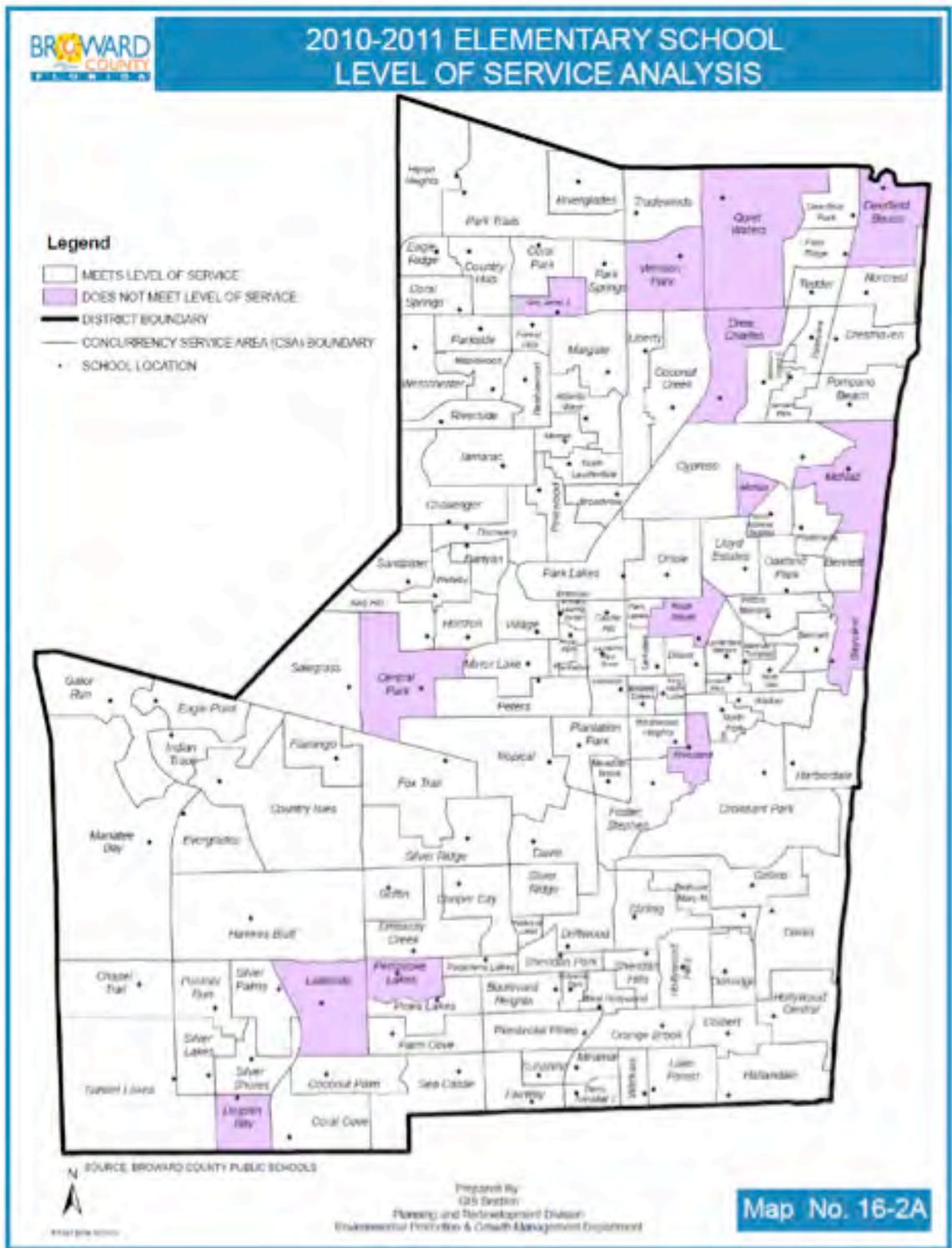
Footnotes / References:

- 1- *Broward County Public Schools - Adopted District Education Facilities Plan* (previously noted as Attachment B in Broward County Comprehensive Plan, Public School Facilities Element)
- 2- *Broward County Public Schools - 2008 to 2013 Level of Service Plan for Capital Planning* (previously noted as Attachment D in Broward County Comprehensive Plan, Public School Facilities Element)
- 3- *Existing Collocation / Shared Use Facilities for Public Schools* (previously noted as Attachment E in Broward County Comprehensive Plan, Public School Facilities Element)
- 4- *Potential Collocation / Shared Use Facilities for Public Schools* (previously noted as Attachment F in Broward County Comprehensive Plan, Public School Facilities Element)
- 5- *Current and Projected 5 year Level of Service (LOS) for Public Schools Facilities* (previously noted as Attachment G in Broward County Comprehensive Plan, Public School Facilities Element)

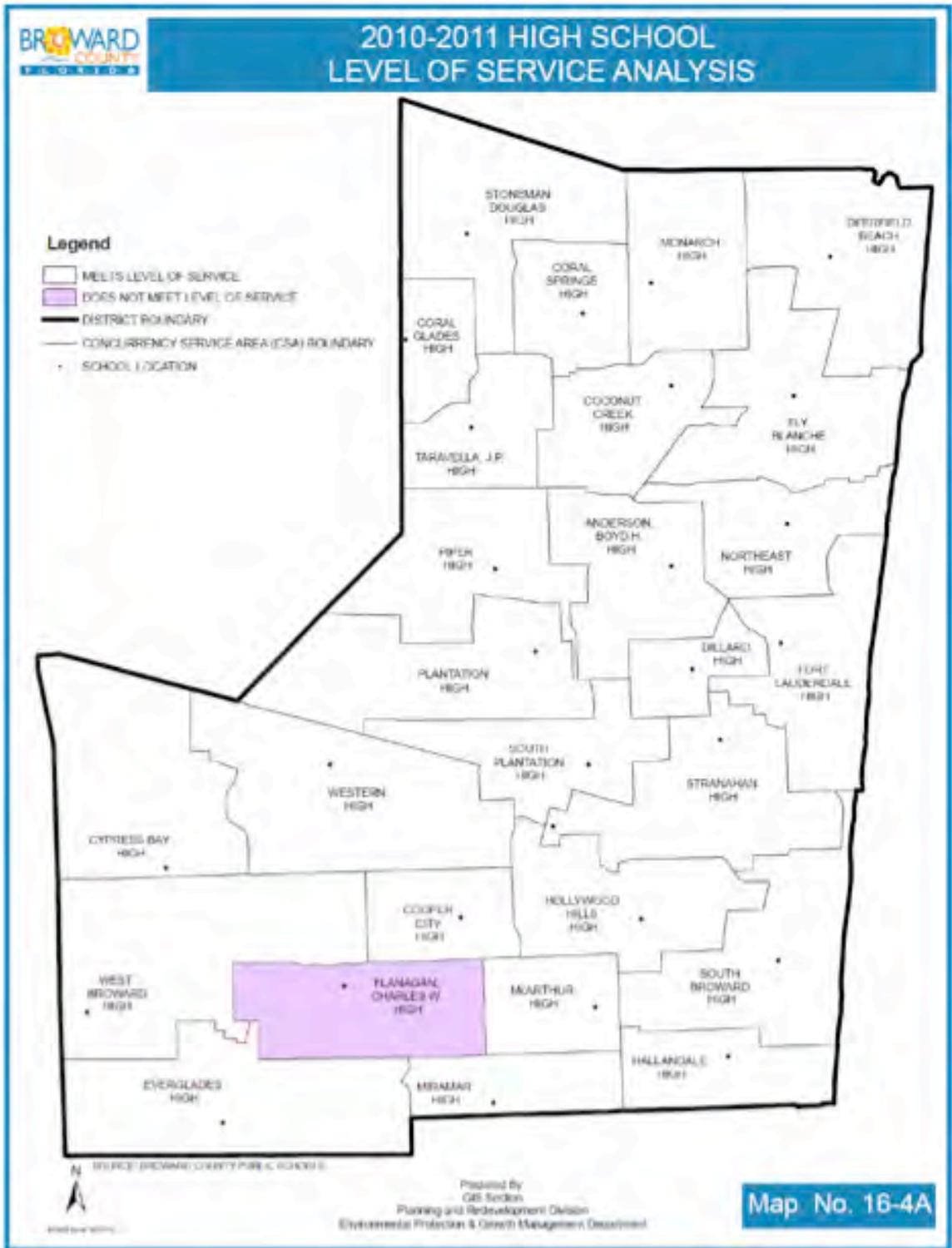
Map 12-1A (New)



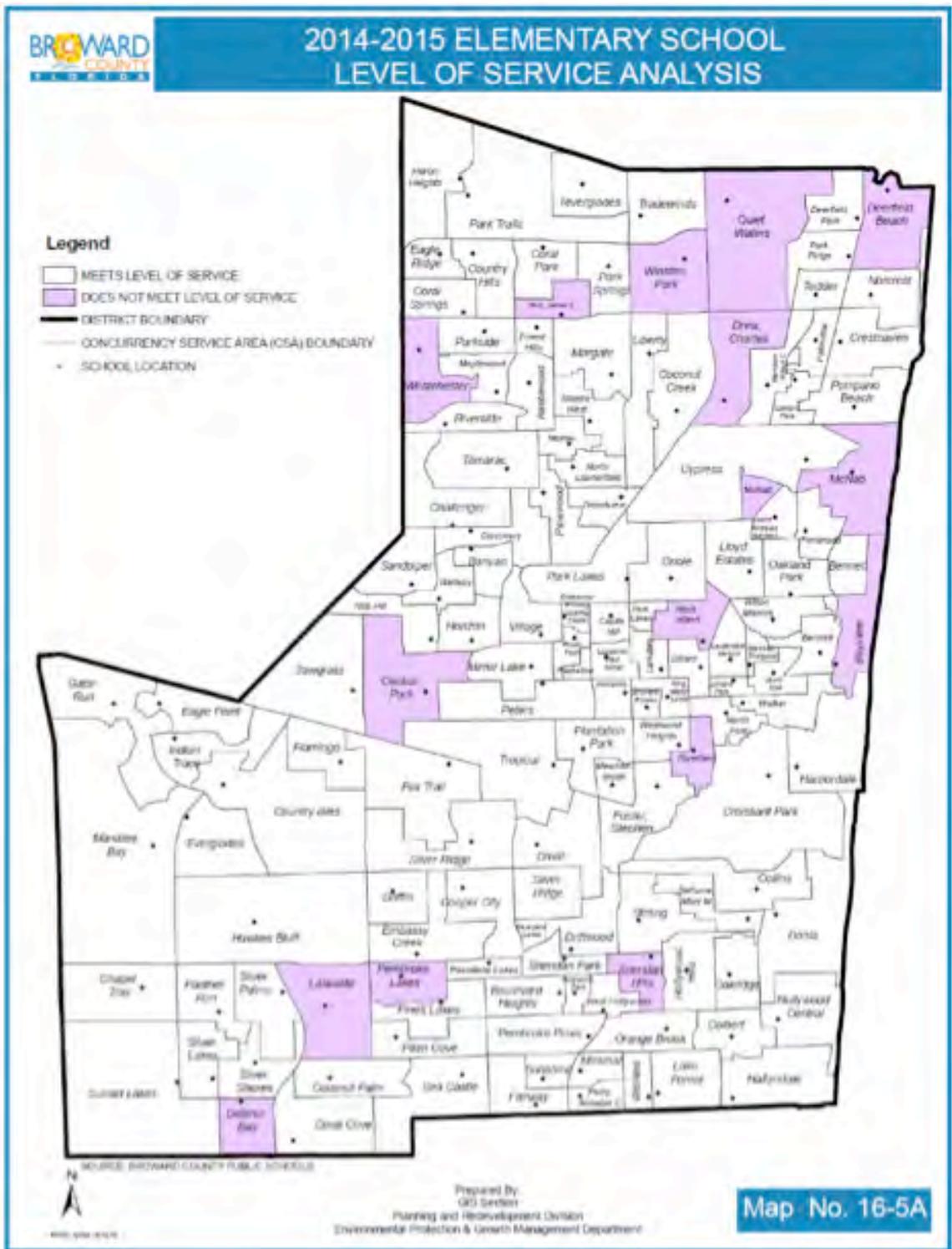
Map 12-2A (New)



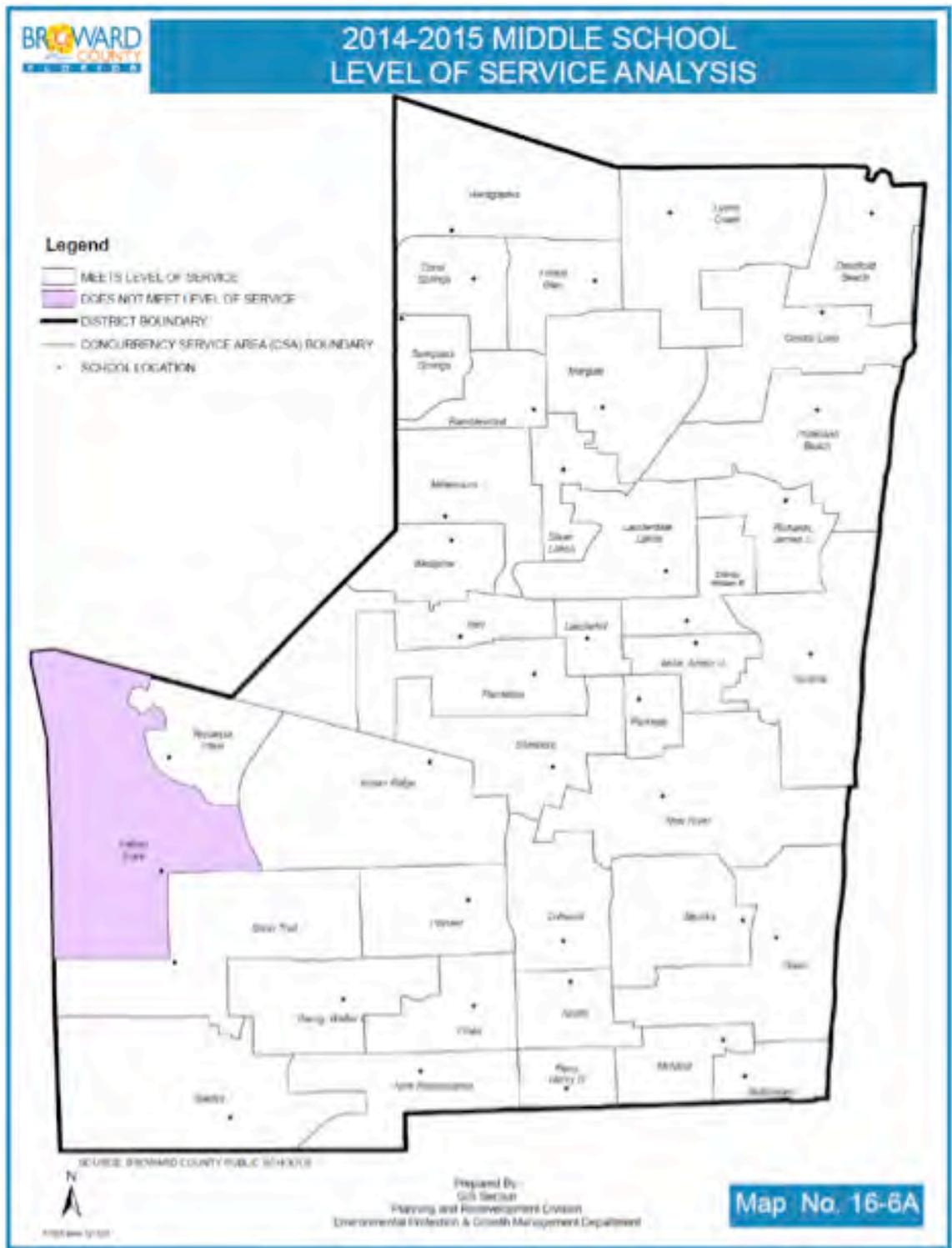
Map 12-4A (New)



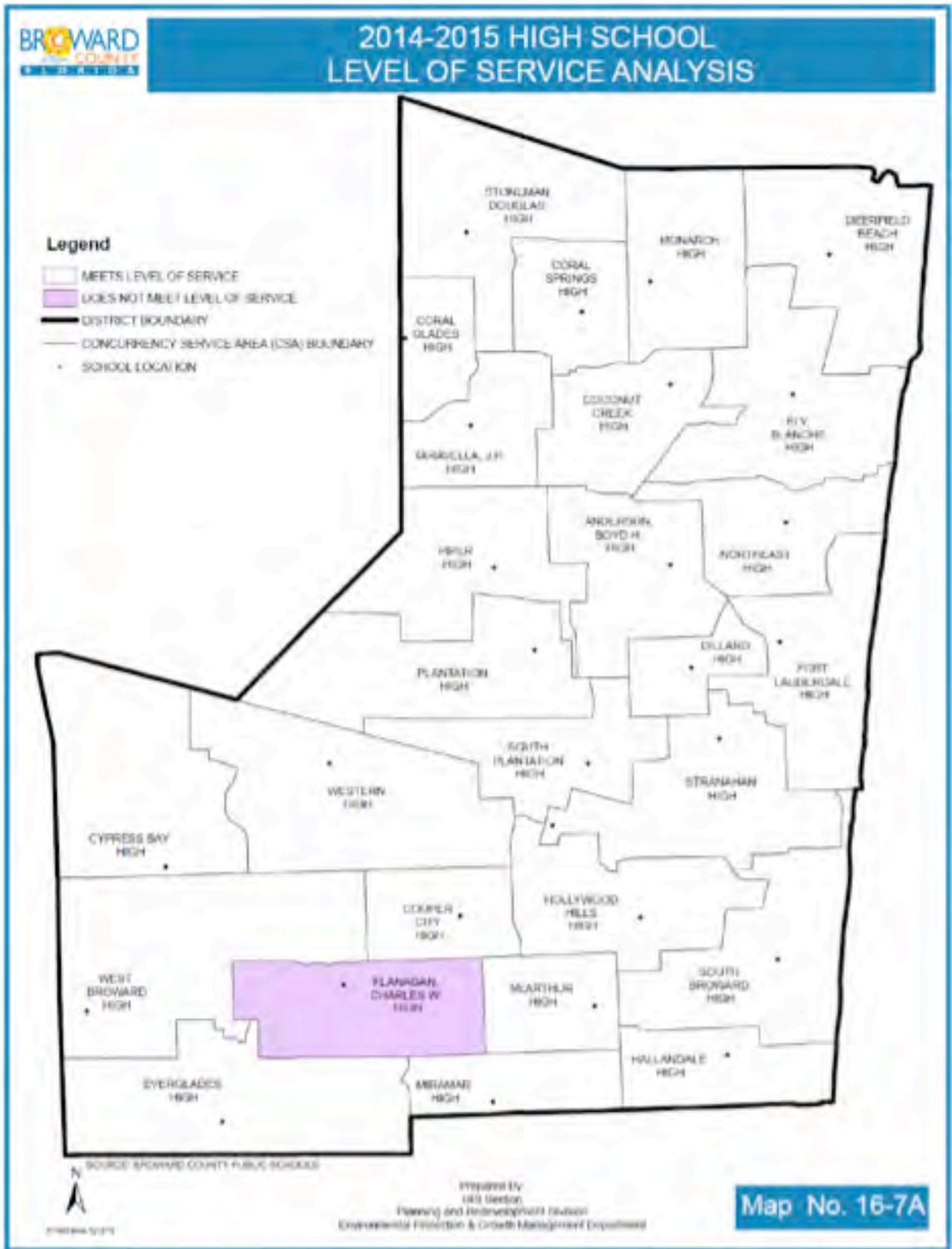
Map 12-5A (New)



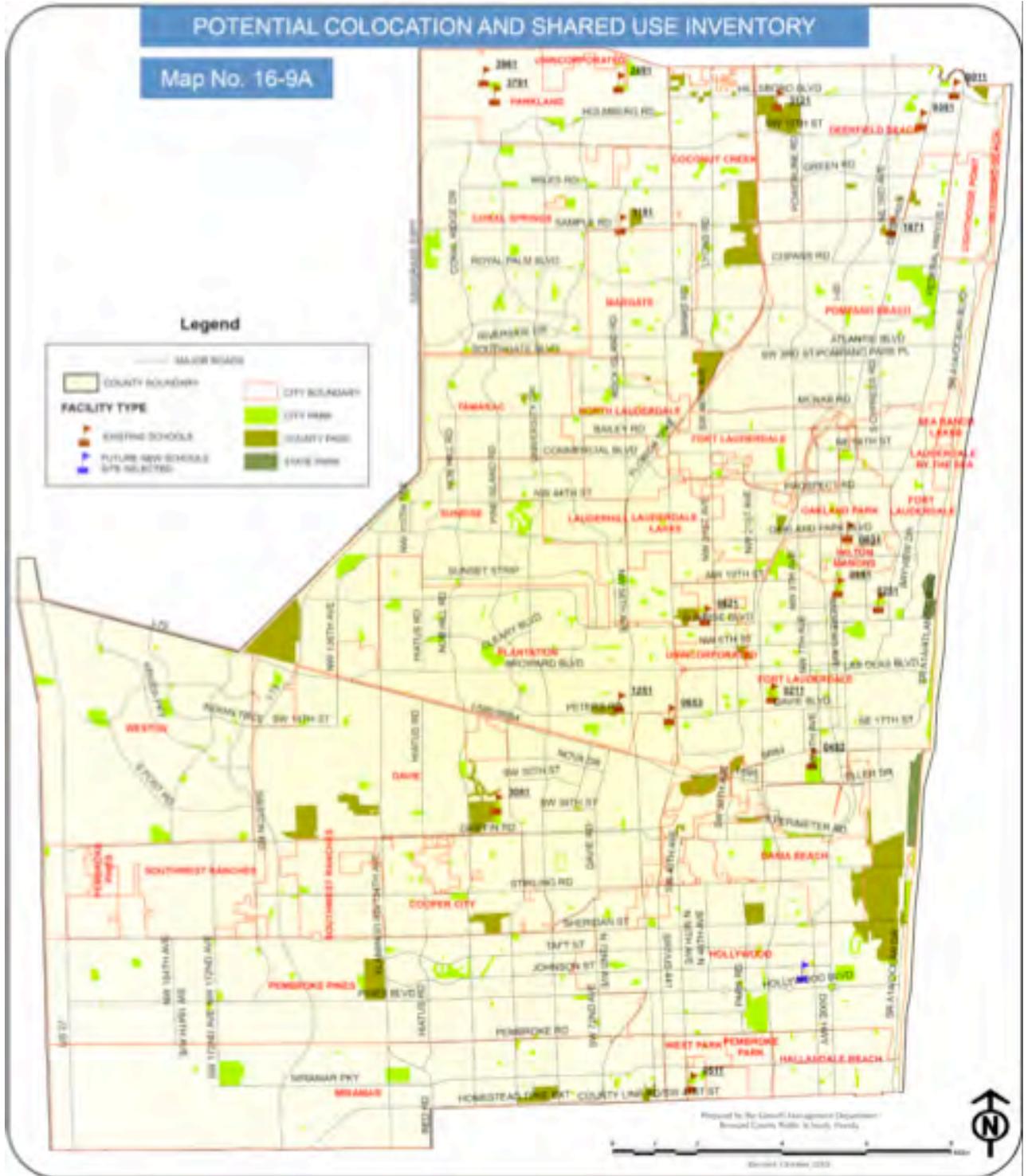
Map 12-6A (New)



Map 12-7A (New)



Map 12-9A



Map 12-10A (New)

