

QUESTION 27 – EDUCATION

See State Comprehensive Plan (Chapter 187, F.S.)

GOAL (16); POLICY (1)

GOAL (18); POLICIES (1),(3),(4),(6)

- A. If the development contains residential units, estimate the number of school age children expected to reside in the development. Use class breakdowns appropriate to the area in which the development is located (specify on chart below):

SCHOOL IMPACT				
Proposed		Elementary	Middle	High
	Townhouse (100)	X .126 = 12.6	X .061= 6.1	x.084= 8.4
	Mid-Rise (2,750)	X .027= 74.25	X .011= 30.25	X .008= 22
	High Rise (900)	X .002= 1.8	x.001= .9	x.001= .9
		89	37	31
Total students = 157				

- B. Will school facilities or sites be dedicated or otherwise provided on the site?

No.

- C. Attach a letter from the appropriate school board, acknowledging receipt of the estimated school age population information in (A) above, and providing a statement of what capital improvement adjustments would be necessary to accommodate these students.

See Attachment 27-1: School Consistency Review Report.

ATTACHMENT 27-1
SCHOOL CONSISTENCY REVIEW REPORT

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

LAND USE

SBBC-687-2009

County No: TBD

MainStreet @ Coconut Creek

March 17, 2009



**Growth Management Department
Facility Management, Planning, and Site Acquisition
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com**

SCHOOL CONSISTENCY REVIEW REPORT LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION
Date: March 17, 2009	Units Permitted: 0 Units Proposed: 3,750	Existing Land Use: RAC
Name: MainStreet @ Coconut Creek	NET CHANGE (UNITS) 3,750	Proposed Land Use: RAC
SBBC Project Number: SBBC-687-2009	Students Permitted 0 Proposed NET CHANGE	Current Zoning: A-1
County Project Number: TBD	Elem 89	Proposed Zoning: TBD
Municipality Project Number: PZ_090.10004	Mid 37	Section: 18
Owner/Developer: John's Family Partners, LLC	High 31	Township: 48
Jurisdiction: Coconut Creek	Total 157	Range: 42

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Permanent Capacity	LOS Capacity	20th Day Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of Permanent Capacity
Winston Park Elementary	1,191	1,310	1,228	-82	-4	103.1%
Lyons Creek Middle	1,858	2,044	2,139	95	6	115.1%
Monarch High	2,122	2,334	2,140	-194	-7	100.8%

Currently Assigned Schools	Adjusted 20th Day Enrollment	Over/Under 20th Day Enrollment	% Permanent Capacity Adjusted 20th Day	Projected Enrollment				
				09/10	10/11	11/12	12/13	13/14
Winston Park Elementary	1,228	-82	103.1%	1,206	1,245	1,240	1,244	1,253
Lyons Creek Middle	2,139	95	115.1%	2,149	2,167	2,182	2,172	2,168
Monarch High	2,140	-194	100.8%	2,228	2,205	2,243	2,280	2,301

LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data				Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate 20th Day Enrollment	Aggregate Over/(Under) Enrollment		14/15	15/16	16/17	17/18	18/19
Area B - Elementary	20,303	18,282	-2,021		18,485	18,479	18,468	18,457	0
Area B - Middle	8,228	7,430	-798		9,229	9,234	9,239	9,249	0
Area B - High	11,100	10,671	-429		9,980	9,951	9,917	9,884	0

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2007-08 Contract	2007-08 20th	Over/(Under)	Projected Enrollment
	Permanent Capacity	Day Enrollment		

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

School(s)	Description of Improvements
Winston Park Elementary	None
Lyons Creek Middle	None
Monarch High	None

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

Improvements for Planning Area B	
School Level	Comments
Elementary	Elementary School (B #1): Design for FY 2014/15 and Construction & FFE for FY 2015/16.
Middle	Middle School (B #1): Design for FY 2014/15 and Construction & FFE for FY 2015/16. Margate Middle: Final Phase Concurrent Replacement for FY 2013/14.
High	None

Comments

Information contained in the application indicates that the approximately 500-acre site is generally located on the north side of Sample Road between Lyons Road and State Road 7 in the City of Coconut Creek. The current land use designation for this site is Regional Activity Center (RAC), which permits 950 (three or more bedroom) townhouse, 350 (three or more bedroom) garden apartment, and 1,400 (two or more bedroom) high-rise residential units. The applicant proposes to allow a total of 3,750 additional residential units on the site consisting of 100 (three or more bedroom) townhouse, 2,750 mid-rise, and 900 high-rise units. Therefore, the project as proposed is anticipated to generate an additional 157 (89 elementary, 37 middle, and 31 high schools) students into Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (DEFP) FY 2008-09 to 2012-13. However, the statistical data regarding the level of service standard (LOS) status of the actual schools impacted by this land use plan amendment application in the initial five-year of the ten-year period is depicted herein for informational purposes only.

Schools serving the site in the 2008-09 school year are Winston Park Elementary, Lyons Creek Middle, and Monarch High. Based on the District's Public School Concurrency Planning Document, Lyons Creek Middle School is operating at 115% of its permanent capacity which is over the adopted LOS of 110% of permanent capacity in the 2008-09 school year. Winston Park Elementary and Monarch High Schools are operating below the adopted LOS of 110% of permanent capacity in the 2008-09 school year.

Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2008-09 – 2010-11) with the exception of Lyons Creek Middle School, the two other schools are expected to operate below the adopted LOS of 110% through the 2010-11 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted District Educational Facilities Plan (DEFP) FY 2008-09 – 2012-13. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. No charter schools are located within a two-mile radius of the site in the 2008-09 school year.

Capital Improvements scheduled in the long range section (2013-14 to 2017-18) of the currently Adopted District Educational Facilities Plan (DEFP) Fiscal Years 2008-09 - 2012-13 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area B and the elementary, middle and high schools currently serving Planning Area B and their cumulative twentieth day student enrollments, permanent capacities and ten-year student enrollment projections are depicted herein.

Therefore, Planning Area B is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area. Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

It should be noted that as required by Rules B(3)(a) and (b) of School Board Policy 1161, and Policy 06.07.02(A) of the Broward County Future Land Use Plan (FLUM), the pre-application meeting regarding this land use plan amendment (LUPA) application was held on March 4, 2009. However, of the entities that were required to attend the meeting, the Cities of Deerfield Beach, Parkland and Pompano Beach did not attend the meeting. Additionally, no voluntary school capacity solution to address the potential student impact from the application was reached or offered by the applicant.

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

PROJECT NUMBER: SBBC-687-2009

3/17/2009

Date

Reviewed By:



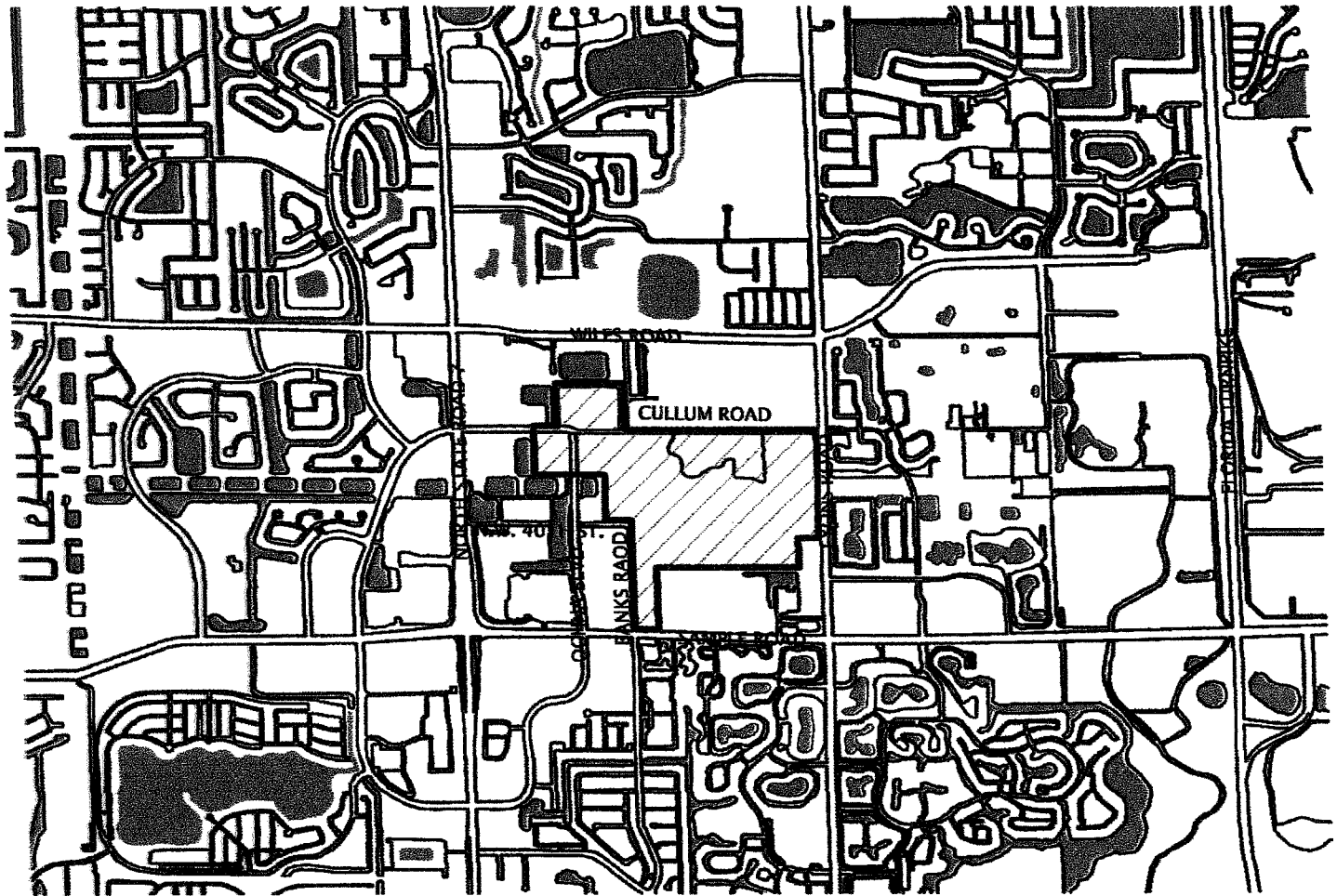
Signature

MUHAMMAD PASHEDUZZAMAN

Name

PLANNER

Title



SOURCE: A)GOOGLE EARTH
B)LIVEMAPS.COM

EXHIBIT A

LOCATION

MAIN STREET @
COCONUT CREEK DRI



SCALE: 0"=1" = 2500'-0"
DATE: SEPTEMBER 17, 2008

**Leigh Robinson Kerr
& Associates, Inc.**

PLANNING-ZONING-LAND USE
808 E. Los Olas Blvd. - Suite 104
Fort Lauderdale, Florida 33301
(954) 467-6308

CHARLES F. FINK, INC.

PLANNING SERVICES

March 24, 2009

Mr. Mohammed Rasheduzzaman, AICP,
Planner, Growth Management and Monitoring
Growth Management Division
Facility Management, Planning and Site Acquisition
The School Board of Broward County, Florida
600 SE Third Avenue
Fort Lauderdale, Florida 33301

RE: School Consistency review Report
MainStreet @ Coconut Creek

Dear Mr. Rasheduzzaman:

I have reviewed the School Consistency Review Report for MainStreet at Coconut Creek, dated March 17, 2009 and have numerous questions, comments and I believe corrections.

The information on page one of the report indicates the 5-year impact of the proposed project through the year 2013/2014. The projected enrollments of the schools appear to be different than the adopted school board plan and in particular the middle school. The projected enrollment in the adopted district plan indicates a projected enrollment in 2012/2013 of 2,106 versus the figure in your report of a projected enrollment of 2,172. While I understand the Boundary Department updates projections on a regular schedule it was my understanding staff was required to utilize the adopted plan for use in the review of land use changes etc.

As you know the School District adopted on first reading a boundary change for the impacted middle school that when fully implemented will remove approximately 339 students from the impacted middle school. However there is no mention the district approved on first reading this change on February 25, 2009 several weeks prior to this report being finalized. The final adoption is currently scheduled for March 25, 2009 eight days after your report is dated. We would request at a minimum this fact be added to the report to fully inform the reader. When the boundary change is fully implemented the enrollment of the impacted middle school will be well under the level of service standard as well as being under enrolled.

Page two of the report purports to be the long term impact of the proposed project however I have been unable to replicate the aggregate school capacity nor the aggregate 20th day enrollment or the aggregate projected enrollments. A complete listing of the schools utilized to determine these calculations would be helpful. It also appears the capacity from the two proposed schools in the long term capital plan have not been added to the aggregate school capacity figures. I would anticipate at a minimum 1,000 additional capacity allocation for the proposed element school and at a minimum 1,700 additional seats for the proposed middle school.

The aggregate projected enrollments for the area schools as shown on page two appear to have a serious anomaly. The impacted middle school enrollment is approximately 29% of the aggregate middle school enrollment and this school, has an increase in student enrollment (not including the February 25 adopted boundary change) of 1.35% while the aggregate enrollment appears to jump approximately 80% from 2013/2014 to 2014/2015. This increase is literally impossible as both the aggregate elementary school projections and the high school projections do not show anywhere near this type of increase. Under normal circumstances these types of projections would indicate a normal matriculation of students however the projections shown would indicate the vast majority of the 1,800 new students would be attributable to new growth while at the same time not showing any increase at the elementary and middle school level. Quite frankly, in my opinion this is not possible and is a phenomenon I have not seen in 25 years working as a school/city planner.

While the project lies within the recently approved and adopted City of Coconut Creek Regional Activity Center (RAC), this particular project will not be assigned any units from the existing RAC dwelling unit allocation. In addition, to clarify the acreage of the project the actual acreage as referenced on page 4 of your report indicates a 500 acre RAC area while in fact the property subject to this proposed land use plan amendment is approximately 160 acres. The report has not discussed the projected additions attributable to the school board approved mitigation agreement for the adopted RAC which will generate in excess of \$12,000,000 or the equivalent funding for over 1,000 student stations.

And finally, your last comment on page four "Additionally, no voluntary school capacity solution to address the potential student impact from the application was reached or offered by the applicant" is disingenuous. Your report indicates a projected impact of this project at 157 students in grades Pre-K-12 or approximately 11 students per grade level and yet the very same report shows an aggregate surplus at the adjoining schools of 3,248 empty seats. In addition, the District has shown a continuous decline in student enrolment over the past several years with no end in sight with a current district wide surplus of 25,498 empty seats. I would also like to point out that this project will be subject to the payment of school impact fees and at the current rate this project would be responsible for the payment to the District in excess of \$2,000,000 which the district can utilize for capital projects. I would strongly recommend this comment be revised to indicate that the district will utilize the excess capacity to house the students generated by this project.

I look forward to reviewing these issues with you at your earliest.

Sincerely



Charles F. Fink, President
CFF Inc.

c. Robert Gorlow
Dennis Mele
Leigh Kerr