

**PUBLIC SCHOOL FACILITIES ELEMENT  
OF THE CITY OF PEMBROKE PINES  
COMPREHENSIVE PLAN**

Chapter 163.3177 Florida Statutes

City of Pembroke Pines, Florida

**SUPPORT DOCUMENT**

PUBLIC SCHOOL FACILITIES ELEMENT

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# PUBLIC SCHOOL FACILITIES ELEMENT

## SUPPORT DOCUMENT

### A. Overview of School Facilities Planning

#### 1. Introduction

Over the past decade, the Florida Legislature had strengthened the ties between school planning and general land use and comprehensive planning with the adoption of Senate Bill 360 in 2005, but reversed course and repealed many provisions, including mandatory school concurrency in 2011 with the passage of the Community Planning Act (House Bill 7207). The Community Planning Act shifts much more regulatory discretion to local governments to plan their communities and reduces state oversight in comprehensive planning areas. Under new/revised provisions adopted with House Bill 7207;

- Requirement for a Public School Facilities Element is deleted.
- State-mandated school concurrency is optional.
- Data and analysis and mapping requirements relaxed.

#### Public School Facilities Element Requirements

With the advent of House Bill 7207, local governments have the option to repeal or continue implementing public school concurrency. Local governments who choose to continue implementing it, can do so under provisions set forth in s. 163.3177(1), 163.31777 and 163.3180(6)(a). Broward County and the City of Pembroke Pines will continue to implement the provisions according state statute the Interlocal Agreement for Public School Facilities Planning (ILA).

The Public School Facilities Element goals, objectives, and policies address the following areas:

- 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.

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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 (ILA) adopted pursuant to s. 163.31777 and the 5-year school District Educational Facilities Program (DEFP), including LOS maps, adopted pursuant to s. 1013.35;
- the educational plant survey prepared pursuant to s. 1013.31 and an existing educational 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
- 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 as per the ILA;

## **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

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boundaries as well as that in the unincorporated areas. Per Section 8.2 of the Interlocal Agreement 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**

Beginning in 2006, School Board staff began 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 state and Interlocal Agreement 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.

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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.

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.

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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

Due to a multi-year decline in capital revenue the School Board has made significant reductions in the Capital Plan. In an effort to preserve funding for critical safety and maintenance projects the School Board has been canceling and shelving plans for major construction projects for several years. By the time the 5-year capital plan was adopted three-years ago, \$1.8 billion in construction projects and capital programs had been eliminated. To reduce the Capital Plan, benchmarks were established to prioritize funding which include safety, ADA, indoor air quality, preservation of district assets, and replacement of obsolete vehicles, equipment and technology. This shift helped the School Board face the challenge of maintaining an estimated 39 million square feet of existing space and 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. This plan maintains the mission of meeting the educational needs of all students in a safe learning environment.

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 those areas. This imbalance created by regionalized growth, combined with a decline in enrollment in certain areas, has left the District with a surplus in permanent capacity of 26,093 seats, and therefore, due to state plant survey restrictions, unable to add capacity in overcrowded schools. 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

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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 1** below, summarizes the actual enrollment, by level, for the 2012-13 and the projected enrollment for 2017-18 school years. The enrollment projections are compared to the 20<sup>th</sup> day figures for the current (2012-13) school year. As indicated in the table, an increase of 1,993 students occurred between 2011-12 and 2012-13.

**Table 1: Summary of Enrollment Projections**

<b>School Type</b>	<b><u>2011-12 20th Day Enrollment</u></b>	<b><u>2012-13 20th Day Enrollment</u></b>	<b><u>2012-13 Increase/(Decrease) Over 2011-12 20th Day Enrollment</u></b>	<b><u>2017-18 Projected 20th Day Enrollment</u></b>	<b><u>2017-18 Increase/(Decrease) Over 2012-13 20th Day Enrollment</u></b>
Pre-Kindergarten	4,345	4,282	(63)	4,282	0
Elementary (K-5)	99,252	97,275	(1,977)	94,544	(2,731)
Middle	50,890	50,472	(418)	49,652	(820)
High	68,921	69,350	429	68,416	(934)
Centers	5,906	6,138	232	6,138	0
Charters	29,489	33,279	3,790	43,376	10,097
<b>TOTAL</b>	<b>258,803</b>	<b>260,796</b>	<b>1,993</b>	<b>266,408</b>	<b>5,612</b>

Source: School Board of Broward County, 2012

The District is projected to increase by 5,612 total pre-kindergarten through twelfth grade students, including those in centers and charter schools, by the 2017-18 school year. Enrollment in charter schools is 33,279 this year, with an undetermined number of additional charter schools anticipated in the next year. The increase in charter school enrollment reduced the number of students housed in existing District facilities. If the charter school trend continues, then these projected students will impact the capital needs of other public schools in the District. Recent trends in charter school enrollment and current birth data indicate that elementary (pre-kindergarten through grade 5) enrollment in District owned facilities will decrease over the next five years by 2,731 students. Middle school enrollment in District owned facilities is projected to show a decrease of 820 students and high school enrollment will decrease by 934 students. By the end of the five-year period, Broward County School District's projected enrollment will total 266,408 students.

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## Class Size Reduction Requirements

Amendment 9 to the State Constitution, approved by Florida voters in November 2002, requires that the State Legislature provide funding for sufficient classrooms so that class sizes can be reduced to certain constitutional class size maximums. Amendment 9, Florida Statutes Sections 1003.03 and 1013.735, relate to the implementation of Amendment 9 and are collectively referred to herein as the “Class Size Legislation.”

This legislation established non-Charter school class size limits at 18 students for Grades Pk-3, 22 students for Grades 4-8, and 25 students for Grades 9-12, and was designed to be implemented in three phases. For fiscal years:

- 2003-04 through 2005-06, class size average was set at the District level;
- 2006-07 through 2009-10 (revised as of May 2009), class size average was set at the school level; and
- 2010-11 and thereafter, class size will be calculated at the individual classroom level.



The 2010 Legislature provided that Charter schools shall be in compliance with Florida Statutes Section 1003.03, relates to maximum class size, except that the calculation shall be the average at the school level by grade grouping.

Prior to 2010-11, the District 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. The CSRAC is comprised of representatives from the following departments or entities of interest in the District: Schools, Area Offices, Facilities, Boundaries, Budget, Curriculum, Human Relations, and Instructional Staffing.

Continued State budget issues, and a failed attempt in 2009 to provide district scheduling flexibility, inclined the State Legislature during the 2011 Legislative session to redefine the term “core-curricula courses.” Under the revised bill, core courses are courses specified by grade levels, subjects measured by State assessments, high school graduation requirements, subgroups of students, and include:

- Language arts/reading, mathematics, social studies, and science courses in prekindergarten through grade 3;
- Courses in grades 4 through 8 in subjects that are measured by state assessment at any grade level and courses required for middle school promotion;
- Courses in grades 9 through 12 in subjects that are measured by state assessment at any grade level;

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- Courses that are specifically identified by name in statute, as required for high school graduation, and that are not measured by State assessments, excluding any extracurricular courses;
- Exceptional student education courses; and
- English for Speakers of Other Languages (ESOL) courses.

The Florida Department of Education (FDOE) noted that in 2010-11, there were 849 core courses. Under the legislation approved in May 2011, there were 298 core courses. During the 2012 legislative session, further refinement of the core course list continued. The decrease in core courses from 2010-11, was primarily due to the reclassification to non-core status of foreign languages, honors and advanced courses at the middle and secondary grade levels, courses without state assessments, and courses that are not required for graduation at the middle and high school level. During spring 2012, the FDOE added approximately 38 courses (primarily related to Credit Recovery) to the core course code listing.

## **Class Size Reduction Non-Compliance Consequences**

The Class Size Legislation continues to require each School Board to consider implementing various policies and methods to meet these constitutional class sizes, including encouraging dual enrollment courses, encouraging the Florida Virtual School, maximizing instructional staff, reducing construction costs, using joint-use facilities, implementing alternative class scheduling, redrawing attendance zones, implementing evening and multiple sessions, and implementing year-round and non-traditional calendars. During 2012-13, Broward plans to continue with implementation of these options, according to the State's guidelines, as appropriate.

Accountability provisions put into place during the 2011 Legislative session provide the following:

- Compliance determination continues to be based on the October student enrollment survey;
- A reduction calculation to class size funding for non-compliant districts, which can be adjusted for good cause;
- A reallocation bonus of up to five percent of the base student allocation for compliant districts, not to exceed 25 percent of the reduced funds;
- An add-back of the remaining 75 percent of the reduced funds, if districts submit a plan to meet the requirements by October of the subsequent year; and
- Authorization of virtual instruction programs as an option to meet class size requirements.



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During the 2011-12 school year, the FDOE implemented a one-time rule in which a District could not be fined for more than half the State's total fine.

Under the 2011 bill, a timeframe was specified for satisfying and maintaining class size maximums, with specific exceptions of an extreme emergency beyond the district's control and when a student enrolls after the October survey period. Based on a school district's determination that not assigning the student would be impractical, educationally unsound, or disruptive to student learning, a student could be assigned to an existing class that temporarily exceeds the class size maximums. However, the additional number of students, who can be assigned to a teacher above the maximum may not exceed in Grades Pk-3 three students above the maximum; and in Grades 4-12 five students above the maximum. This temporary exception is also contingent upon a district school board developing, and filing a plan with the FDOE by February 12<sup>th</sup>, that provides that a school will be in full compliance with the maximum class size requirements by the following year's October student membership survey.

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## 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 120% 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

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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 29,406 students, enrolling a total of 33,279 students during the 2012-13 school year.

**Table 2: Charter Schools Serving Elementary, Middle and High School Students**

<b><u>Charters Serving Elementary School Students</u></b>	<b><u>Charters Serving Middle School Students:</u></b>	<b><u>Charters Serving High School Students:</u></b>
Alpha International Academy	Ben Gamla Charter	Ben Gamla Charter High
Atlantic Montessori Charter	Ben Gamla Charter Hallandale	City of Coral Springs
Ben Gamla Charter	Ben Gamla Charter North Broward	City of Pembroke Pines
Ben Gamla Charter South Broward	Ben Gamla Charter South Broward	Dolphin Park High
Broward Charter School of Science and Technology	Broward Charter School of Science and Technology	International School of Broward
Broward Community Charter	City of Coral Springs	Lauderhill High
Broward Community Charter West	City of Pembroke Pines - W/C	Mavericks High Central Broward
Central Charter School	Discovery Middle Charter	Mavericks High North Broward
Charter School of Excellence	Eagles' Nest	North University High
Charter School of Excellence @ Davie	Florida Intercultural Academy West	Somerset Academy High
Charter School of Excellence @ Davie 2	Franklin Academy A	Somerset Academy Charter High Miramar
Charter School of Excellence, Ft Lauderdale 2	Franklin Academy B	Somerset Conservatory
Charter School of Excellence @ Tamarac 1	Hollywood Acad. of Arts & Science	Somerset Prep Charter High @ N Lauderdale
Charter School of Excellence @ Tamarac 2	Imagine Middle School West	Success Leadership Academy (Life Skills)
Charter School of Excellence @	Imagine School at Broward	SunEd High

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Riverland	Middle	
Charter School of Excellence @ Riverland 2	International School of Broward	
City of Pembroke Pines - E/W/C	Kathleen C. Wright Leadership Academy	
Eagles' Nest	North Broward Acad. of Excellence	
Everest Charter School	The Obama School for Boys	
Excelsior Charter of Broward	Paragon Academy of Technology	
Florida Intercultural Academy	The Red Shoe Charter School for Girls	
Florida Intercultural Academy West	Renaissance Charter School at Cooper City	
Franklin Academy A	Renaissance Charter School of Coral Springs	
Henry McNeal Turner Learning Academy	Renaissance Charter School of Plantation	
Hollywood Acad. of Arts & Science	Renaissance Charter School at University	
Imagine School at Broward	RISE Academy School of Science and Technology	
Imagine School at North Lauderdale	RISE Acad. School of Science and Tech., Tamarac	
Imagine Schools- South Campus	Somerset Academy Middle	
Imagine School at Weston	Somerset at Miramar Middle	
Kathleen C. Wright Leadership Academy	Somerset Pines Academy	
Kidz Choice Charter	Somerset Prep Charter School @ N Lauderdale	
Next Generation Charter School	Somerset Preparatory Charter Middle	
North Broward Acad. of Excellence	Somerset Village Academy Middle	
The Obama School for Boys		
The Red Shoe Charter School for Girls		
Renaissance Charter School at Cooper City		
Renaissance Charter School of Coral Springs		
Renaissance Charter School of Plantation		
Renaissance Charter School at University		

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RISE Acad. School of Science and Technology		
RISE Acad. School of Science and Tech., Tamarac		
Somerset Academy Elementary		
Somerset Academy Davie		
Somerset Academy East		
Somerset Academy Pompano		
Somerset at Miramar Elementary		
Somerset Miramar South		
Somerset Neighborhood		
Somerset Pines Academy		
Somerset Prep Charter School @ N Lauderdale		
Somerset Village Academy		
Sunshine Elementary Charter		
West Broward Academy at Excelsior		

Source: School Board of Broward County, 2012

## **6. Analysis of Infrastructure Needs for Existing and Proposed School Facilities F.S. 163.31777(2)(d).**

Broward County currently has 315 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 (SRTS) through the Broward County MPO 2035 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 2035 Plan proposes sidewalk infrastructure improvements in areas which are deemed hazardous and/or enhance the safety and security of pedestrians. The School District has also applied for Safe Route to School (SRTS) Grants for sidewalk construction since 2006 and to date we maintain a list of over 130 locations in Broward County that need sidewalk improvements. This list is updated annually.

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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 Second Amended 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 Pembroke Pines

The City of Pembroke Pines has experienced significant population growth since 1999. In 1999 the city's population was 117,449, and in 2005, the population was 159,422, a growth of approximately 35%. Though the city 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 the city anticipates 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. The City's median age increased from 1999 to 2003 as it became home to larger numbers of retirees. Since that time, the median age decreased and is expected to continue to do so at a slow rate.

The City of Pembroke Pines is a suburban community located in South Florida. The City is also a home to many retirees, although according to the 2005 U.S. Census Bureau American Community Survey, the percentage of the population over 65 years of age has decreased from 19 percent in 1990 to 14 percent in 2005. At the time of the City's incorporation in 1960, the City of Pembroke Pines had 1,429 residents. In 1995, the City's population grew to 87,463, which is an increase of approximately 34 percent over the 1990 population of 65,566. In contrast, according to the Bureau of Economic and Business Research at the University of Florida, the population of Broward County grew about 5 percent during the same time period. The 2005 U.S. Census Bureau American Community Survey estimated the City's population to be 159,422, which is a 143 percent increase since 1990 and during same time period, the county's population increased by 40 percent. According to the EAR, population growth is expected to continue through the year 2025. See Table 3 below:

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**Table 3: Population City of Pembroke Pines, 2000-2025**

<b>YEAR</b>	<b>POPULATION</b>
2000	137,992
2005	157,711
2010	165,134
2015	168,815
2020	171,789
2025	173,548

Source: **Broward County**

The EAR, adopted February 2006, included an analysis of issues determined to be of major importance by the City's Local Planning Agency during the conduction of Scoping Meetings pursuant to Chapter 163.3191, F.S. One of these issues included Managing and Directing Population Growth. According to the adopted EAR, population growth in the city as well as in the county continues to be driven by net migration. People are attracted to the South Florida Region by external factors such as the climate, economy, and lifestyle. As mentioned above and within the climate section of the adopted Future Land Use Element, increases in certain demographic categories were anticipated due to the effect of Hurricane Andrew on the migration of households from Dade to Broward County. The average household size increased from 2.4 in 1995 to 2.6 in 2000 (an increase of 7.6 percent). In 2000, the City's population grew to 137,427, and in 2005, the City's population was projected to be 157,711, a growth rate of 13 percent since 2000. The County's population grew to 1,621,387 in 2000, to a projected 1,790,180 in 2005, or a 9 percent growth rate since 2000. The City of Pembroke Pines experienced more significant rates of growth from 1990 to 1995 (34 percent) while during this same period, the County's population grew by about 8 percent. Although the City's projected rate of growth exceeds the county's, the differences in the two rates have been significantly reduced.

### School Age Population – Broward County

As with population growth in general, Broward's and the city'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 a drop in the Kindergarten through 12<sup>th</sup> 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. As the population grows

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larger, the K-12 population is expected to stabilize at around 17% of the total population through 2020. By 2020, the school age population (elementary through high school) will have grown by 22%. 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 nearly 30% larger than its 2000 equivalent

**Table 4: School Age Population Broward County 1970-2035**

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	288,093	371,647	659,740	16.5%	21.3%	37.7%
2015*	–	–	–	–	–	–
2020*	–	–	–	–	–	–
2025*	–	–	–	–	–	–
2030*	–	–	–	–	–	–
2035*	–	–	–	–	–	–

Source: U.S. Bureau of the Census, Decennial Census for years 1970, 1980, 1990, 2000, 2010

Bureau of Economic and Business Research for years 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

In 1995, residential development represented approximately 10,500 acres of the City's 22,176 total acres, or 47% of the City's total acres. Of this amount, single family homes were the predominate type of residential development which represented approximately 84% of the residential component of the built environment within Pembroke Pines. The balance of the residential component consisted of a variety of townhouses, garden apartments and mid-rise condominiums. The multi-family category grew by 713 acres, from 841 in 1984 to 1,554 acres in 1995. The multi-family category represented approximately 4% of the City's total acreage and 24% of all residential designated land in 1984, and 7% of the City's total acreage and 15 % of all residential designated land in 1995. Although the multi-

## PUBLIC SCHOOL FACILITIES ELEMENT

family category grew in number of acres and as a percentage of the City's total acreage, it decreased as a percentage of the City's residential designated lands.

In 2002, 64 percent of the city's housing stock consisted of single family, 35 percent consisted of multi-family, and 1 percent consisted of mobile homes. By comparison, 52 percent of the County's housing stock consisted of single family, 45 percent consisted of multi-family, and 3 percent consisted of mobile homes. In 2002, 80 percent of the city's households owned their home. By comparison for the same year, 70 percent of the county's households owned their own home.

According to the EAR, adopted February 2006, residential development accounted for approximately 12,960 acres or 58 percent of the City's total acres. Single family homes accounted for 10,148 acres of total residential acres, 78 percent of the residential acreage, and 45 percent of the City's total acres. Multi-family homes accounted for 2,689 acres of total residential acres or 21 percent of the residential acreage, while mobile homes accounted for 122 acres or 1 percent of the residential acreage. Although the total acres for single family homes increased from 8,804 in 1995 to 10,148 in 2005, it decreased as a percentage of the total residential acres during the same time period (84 percent in 1995, 78 percent in 2005). Single family homes also decreased as a percentage of the City's total acreage (47 percent in 1995, 45 percent in 2005). Multi-family acreage increased from 1,484 in 1995 to 2,689 in 2005. Multi-family homes accounted for 15 percent of the City's total residential acreage in 1995 and 21 percent of the City's total residential acreage in 2005. Therefore, multi-family homes increased as a percentage of the City's total acreage and residential acres during the same time period.

Table 5 below shows the city's housing characteristics from 2002-2005:

# PUBLIC SCHOOL FACILITIES ELEMENT

**Table 5 – Housing Characteristics, 2002-2005, City of Pembroke Pines**

Year	Total Units	Single Family	% Single Family	Multi-Family	% Multi-family	Owner Occupied	Renter Occupied	% Vacant	%Owner Occupied
2002	57,553	35,386	61%	21,122	37%	31,631	9,804	8	55%
2003	60,134	37,951	63%	21,602	36%	33,424	11,938	5	56%
2004	60,295	37,060	61%	22,654	38%	45,556	10,819	7	76%
2005	63,080	37,645	60%	24,854	39%	45,966	12,990	7	73%

Source: 2002-2005 American Community Survey - US Census Bureau

## Development Trends

As Broward County and the city approach “build-out” while still feeling the pressure of population growth, new residential construction will be predominantly multi-family. **Table 6** below depicts forecasted Certificates of Occupancy for the City of Pembroke Pines, and shows that approximately all of dwelling unit growth in the future will be multi-family. While the actual numbers will deviate from this, the general trend will apply.

**Table 6: Residential CO’s Issued by Type**

Year	Single Family	Multi-Family	Total	Change from Previous Year
2004	668	744	1,412	
2005	1,137	496	1,633	221
2006	0	140	140	-1,493
2007	0	160	160	20
2008	0	1,260	1,260	1,100
2009	103	179	179	-1,081
2010	0	179	170	-9
2011	0	516	516	346
2012	0	82	82	-434

Source: City of Pembroke Pines Planning Division, 2007

## 2. Current Profile of Broward County Public Schools

# PUBLIC SCHOOL FACILITIES ELEMENT

## Summary Profile of Public Schools in Broward County

### Summary Profile of Public Schools in Broward County

The numbers of school buildings, student stations and classrooms are reflected in **Table 7**. The majority of buildings and student stations are utilized for elementary students, 52% and 44%\_respectively as compared to the total for the School District. High Schools have the highest level of relocatable stations (8797) and Elementary has the highest level of relocatable classrooms (424). As noted in **Table 8**, most of the school facility buildings were constructed in the last 20 years. **Map 16-1** depicts the locations of all Public Schools in Broward County.

**Table 7: Summary Profile of School Capacity**

<u>School Type</u>	<u>Permanent Buildings</u>	<u>Relocatable Buildings</u>	<u>Permanent Stations</u>	<u>Relocatable Stations</u>	<u>Permanent Classrooms</u>	<u>Relocatable Classrooms</u>	<u>Permanent Net Sq. Ft.</u>	<u>Relocatable Net Sq. Ft.</u>
Elementary	1,116	569	115,865	7,336	6,114	424	15,469,438	508,515
Middle	373	474	55,370	7,026	2,629	398	7,554,182	386,903
High	468	495	76,590	8,797	3,030	412	9,818,532	480,813
Special	158	111	10,823	2,262	585	100	1,877,645	96,436
Charter	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Total</b>	<b>2,115</b>	<b>1,649</b>	<b>258,648</b>	<b>25,421</b>	<b>12,358</b>	<b>1,334</b>	<b>34,719,797</b>	<b>1,472,667</b>

Source: School Board of Broward County, Florida Inventory of School Houses (FISH) data 2012

**Table 8: Age of School Facility Buildings**

<u>School Type</u>	<u>% of sq.ft. 1-10 years</u>	<u>% of sq.ft. 11-20 years</u>	<u>% of sq.ft. 21-30 years</u>	<u>% of sq.ft. 31-40 years</u>	<u>% of sq.ft. 41-50 years</u>	<u>% of sq.ft. over 50 years</u>
<u>Elementary Schools</u>	22%	32%	20%	9%	13%	4%
<u>Middle Schools</u>	12%	32%	24%	11%	17%	4%
<u>High Schools</u>	28%	18%	6%	19%	23%	6%
<u>Special Schools</u>	17%	13%	20%	32%	12%	6%

Source: School Board of Broward County Florida Inventory of School Houses (FISH) data 2012

### Elementary Schools

There are 141 public elementary schools in Broward County as of 2012/2013 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 9** below.

# PUBLIC SCHOOL FACILITIES ELEMENT

**Table 9: Current Profile- Broward County Elementary Schools 2012/13**

<u>Facility Name</u>	<u>Site Size (Acres)</u>	<u>Age Range</u>	<u>Permanent Buildings</u>	<u>Relocatable Buildings</u>	<u>Current Enrollment (20 Day)</u>	<u>100% Gross FISH (Student Capacity)</u>	<u>LOS (100% of gross FISH)</u>	<u>% of Capacity</u>
Atlantic West Elementary	8	1974-2004	6	13	630	1,009	1	62.4%
Banyan Elementary	10	1980-2009	5	13	704	983	1	71.6%
Bayview Elementary	2	1958-2000	4	0	576	532	2	108.3%
Beachside Montessori C Elementary	6	1952-2007	3	0	771	747	2	103.2%
Bennett Elementary	8	1961-2008	11	0	377	542	1	69.6%
Bethune, Mary Elementary	18	1961-2008	13	17	712	1,106	1	64.4%
Boulevard Heights Elementary	10	1965-2006	15	0	711	812	1	87.6%
Broadview Elementary	10	1957-2007	7	8	1,027	1,130	1	90.9%
Broward Estates Elementary	10	1969-2007	18	6	533	691	1	77.1%
Castle Hill Elementary	9	1990-2004	8	22	583	901	1	64.7%
Central Park Elementary	13	2000-2004	10	10	1,097	1,123	1	97.7%
Challenger Elementary	8	1994-2003	3	0	906	1,000	1	90.6%
Chapel Trail Elementary	10	1969-2002	7	6	760	1,054	1	72.1%
Coconut Creek Elementary	10	2000-2000	6	3	761	803	1	94.8%
Coconut Palm Elementary	12	1952-2011	2	13	997	1,058	1	94.2%
Colbert Elementary	10	1957-2005	6	0	569	812	1	70.1%
Collins Elementary	10	1970-2007	13	2	312	399	1	78.2%
Cooper City Elementary	10	2004-2004	5	2	795	745	2	106.7%
Coral Cove Elementary	12	1989-2007	3	0	781	830	1	94.1%
Coral Park Elementary	11	1974-2006	13	6	603	825	1	73.1%
Coral Springs Elementary	10	1990-2006	7	2	671	907	1	74.0%
Country Hills Elementary	15	1987-2004	11	15	798	1,063	1	75.1%
Country Isles Elementary	9	1992-2008	13	6	929	1,096	1	84.8%
Cresthaven Elementary	10	1992-2003	8	0	634	705	1	89.9%
Croissant Park Elementary	12	1969-2010	8	2	782	802	1	97.5%
Cypress Elementary	13	1958-2007	11	2	860	909	1	94.6%
Dania Elementary	7	1977-2003	11	3	495	569	1	87.0%
Davie Elementary	9	1927-2010	7	5	719	741	1	97.0%
Deerfield Beach Elementary	14	1978-2005	11	3	699	797	1	87.7%
Deerfield Park Elementary	11	1994-1994	10	0	591	805	1	73.4%
Dillard Elementary	10	2005-2005	7	2	635	795	1	79.9%
Discovery Elementary	15	1990-1990	3	0	895	942	1	95.0%
Dolphin Bay Elementary	12	1960-2003	3	0	750	830	1	90.4%

# PUBLIC SCHOOL FACILITIES ELEMENT

<u>Facility Name</u>	<u>Site Size (Acres)</u>	<u>Age Range</u>	<u>Permanent Buildings</u>	<u>Relocatable Buildings</u>	<u>Current Enrollment (20 Day)</u>	<u>100% Gross FISH (Student Capacity)</u>	<u>LOS (100% of gross FISH)</u>	<u>% of Capacity</u>
Drew Elementary	15	1994-2009	9	0	615	579	2	106.2%
Driftwood Elementary	8	1994-1994	13	12	574	780	1	73.6%
Eagle Point Elementary	12	1991-2008	9	4	1,170	1,304	1	89.7%
Eagle Ridge Elementary	12	2002-2002	7	0	789	872	1	90.5%
Embassy Creek Elementary	14	1998-2005	8	0	925	1,087	1	85.1%
Endeavour Primary Learning Center	12	1968-2005	2	2	386	468	1	82.5%
Everglades Elementary	10	1975-2006	4	8	968	1,220	1	79.3%
Fairway Elementary	11	1999-1999	11	0	736	970	1	75.9%
Flamingo Elementary	14	1975-2004	5	9	671	779	1	86.1%
Floranada Elementary	11	1961-2007	2	0	741	814	1	91.0%
Forest Hills Elementary	8	1997-2004	4	2	546	795	1	68.7%
Foster, Stephen Elementary	9	1998-2004	16	8	615	743	1	82.8%
Fox Trail Elementary	25	1979-1991	4	7	1,225	1,304	1	93.9%
Gator Run Elementary	12	2003-2003	3	16	1,185	1,452	1	81.6%
Griffin Elementary	10	1959-2008	4	4	547	615	1	88.9%
Hallandale Elementary	14	1990-2006	3	1	1,090	1,212	1	89.9%
Harbordale Elementary	4	1992-1995	13	0	399	480	1	83.1%
Hawkes Bluff Elementary	12	1959-2007	11	11	855	1,062	1	80.5%
Heron Heights Elementary	12	1969-1991	3	0	922	942	1	97.9%
Hollywood Central Elementary	7	1974-2001	9	1	535	709	1	75.5%
Hollywood Hills Elementary	12	1973-2004	9	0	744	768	1	96.9%
Hollywood Park Elementary	12	1990-1990	4	0	458	593	1	77.2%
Horizon Elementary	8	1968-2007	6	5	536	663	1	80.8%
Hunt, James Elementary	13	1961-2006	6	0	836	841	1	99.4%
Indian Trace Elementary	12	1997-2001	9	10	705	843	1	83.6%
King, Martin Luther Elementary	11	1961-2008	9	4	404	809	1	49.9%
Lake Forest Elementary	11	1954-2008	11	9	801	946	1	84.7%
Lakeside Elementary	12	1995-1995	3	3	760	798	1	95.2%
Larkdale Elementary	10	2001-2004	16	5	378	623	1	60.7%
Lauderdale Manors Elementary	13	1968-2008	13	4	551	1,048	1	52.6%
Lauderhill, Paul Turner Elementary	11	2001-2004	6	0	642	872	1	73.6%
Liberty Elementary	12	1980-2004	3	1	941	1,260	1	74.7%
Lloyd Estates Elementary	8	1962-2007	9	9	468	691	1	67.7%
Manatee Bay Elementary	7	1967-2004	3	10	1,182	1,320	1	89.5%
Maplewood Elementary	11	1991-2002	7	8	701	961	1	72.9%

# PUBLIC SCHOOL FACILITIES ELEMENT

<u>Facility Name</u>	<u>Site Size (Acres)</u>	<u>Age Range</u>	<u>Permanent Buildings</u>	<u>Relocatable Buildings</u>	<u>Current Enrollment (20 Day)</u>	<u>100% Gross FISH (Student Capacity)</u>	<u>LOS (100% of gross FISH)</u>	<u>% of Capacity</u>
Margate Elementary	11	1993-2002	19	0	894	1,305	1	68.5%
Markham, Robert C Elementary	9	1958-2009	11	4	605	709	1	85.3%
Marshall, Thurgood Elementary	8	1991-2004	7	1	426	745	1	57.2%
McNab Elementary	10	1969-2009	8	1	840	695	2	120.9%
Meadowbrook Elementary	15	1976-2008	13	8	677	701	1	96.6%
Miramar Elementary	10	1975-2004	7	1	851	947	1	89.9%
Mirror Lake Elementary	13	1976-2008	9	7	538	679	1	79.2%
Morrow Elementary	10	1996-2006	7	0	495	831	1	59.6%
Nob Hill Elementary	8	1965-2007	4	7	631	857	1	73.6%
Norcrest Elementary	10	1974-2006	11	0	770	921	1	83.6%
North Andrews Gardens Elementary	10	1927-2001	8	6	784	921	1	85.1%
North Fork Elementary	10	1965-2003	10	3	430	713	1	60.3%
North Lauderdale Elementary	13	1969-2003	9	0	622	948	1	65.6%
North Side Elementary	5	1927-2004	8	0	432	608	1	71.1%
Nova, Blanche Forman Elementary	10	1959-1993	6	3	747	836	1	89.4%
Nova, Eisenhower D D Elementary	10	2006-2006	9	0	738	777	1	95.0%
Oakland Park Elementary	7	1971-2005	13	0	607	828	1	73.3%
Oakridge Elementary	8	1992-2008	13	6	655	721	1	90.8%
Orange Brook Elementary	9	1969-2009	3	0	874	830	2	105.3%
Oriole Elementary	9	1997-1997	6	2	700	758	1	92.3%
Palm Cove Elementary	12	2000-2006	10	9	800	1,049	1	76.3%
Palmview Elementary	10	1972-2008	8	3	647	711	1	91.0%
Panther Run Elementary	12	1990-2004	2	1	599	778	1	77.0%
Park Lakes Elementary	15	2000-2008	6	5	1,274	1,304	1	97.7%
Park Ridge Elementary	10	1999-2008	7	4	478	546	1	87.5%
Park Springs Elementary	12	1971-2008	10	0	944	1,179	1	80.1%
Park Trails Elementary	12	1976-2007	4	0	945	1,276	1	74.1%
Parkside Elementary	10	1965-2008	4	2	767	980	1	78.3%
Pasadena Lakes Elementary	10	1969-2005	9	7	614	852	1	72.1%
Pembroke Lakes Elementary	8	1958-2008	5	4	565	741	1	76.2%
Pembroke Pines Elementary	9	1979-2009	6	8	586	763	1	76.8%
Perry, Annabel C Elementary	10	1979-2001	10	9	715	899	1	79.5%
Peters Elementary	11	1999-1999	17	12	580	845	1	68.6%
Pines Lakes Elementary	10	1967-2002	8	2	656	927	1	70.8%
Pinewood Elementary	10	1992-1992	7	11	650	1,038	1	62.6%

# PUBLIC SCHOOL FACILITIES ELEMENT

<u>Facility Name</u>	<u>Site Size (Acres)</u>	<u>Age Range</u>	<u>Permanent Buildings</u>	<u>Relocatable Buildings</u>	<u>Current Enrollment (20 Day)</u>	<u>100% Gross FISH (Student Capacity)</u>	<u>LOS (100% of gross FISH)</u>	<u>% of Capacity</u>
Plantation Elementary	12	1990-2008	2	0	549	814	1	67.4%
Plantation Park Elementary	10	1977-2004	5	0	506	579	1	87.4%
Pompano Beach Elementary	19	1991-1991	9	2	553	615	1	89.9%
Quiet Waters Elementary	18	1991-2008	13	17	1,423	1,388	2	102.5%
Ramblewood Elementary	10	1987-2001	5	1	788	1,003	1	78.6%
Riverglades Elementary	10	2001-2008	6	8	624	813	1	76.8%
Riverland Elementary	10	1971-2004	8	0	648	633	2	102.4%
Riverside Elementary	10	1965-2004	12	6	702	843	1	83.3%
Rock Island Elementary	14	1989-2006	4	0	617	580	2	106.4%
Royal Palm Elementary	12	1993-2007	10	8	740	892	1	83.0%
Sanders Park Elementary	12	1990-2004	9	7	542	773	1	70.1%
Sandpiper Elementary	14	1971-2001	12	1	668	909	1	73.5%
Sawgrass Elementary	12	1966-2008	9	0	910	1,184	1	76.9%
Sea Castle Elementary	12	1997-1997	11	1	748	1,091	1	68.6%
Sheridan Hills Elementary	7	1995-2001	6	0	601	607	1	99.0%
Sheridan Park Elementary	13	1989-2008	7	1	644	810	1	79.5%
Silver Lakes Elementary	12	2002-2003	2	5	597	778	1	76.7%
Silver Palms Elementary	14	1991-2007	3	5	729	816	1	89.3%
Silver Ridge Elementary	13	1992-1994	14	9	925	1,056	1	87.6%
Silver Shores Elementary	12	2002-2008	3	0	574	820	1	70.0%
Stirling Elementary	9	1964-2002	8	4	628	789	1	79.6%
Sunland Park Elementary	4	1974-2004	3	1	299	517	1	57.8%
Sunset Lakes Elementary	12	1964-2004	4	0	867	1,300	1	66.7%
Sunshine Elementary	9	1995-2008	15	5	708	893	1	79.3%
Tamarac Elementary	8	1971-2008	7	0	885	1,290	1	68.6%
Tedder Elementary	12	1968-2009	14	0	715	1,240	1	57.7%
Tradewinds Elementary	17	1959-2009	6	17	1,124	1,214	1	92.6%
Tropical Elementary	10	1995-1995	7	0	946	932	2	101.5%
Village Elementary	12	1991-2004	14	5	594	870	1	68.3%
Walker Elementary	10	1991-1991	9	0	554	1,017	1	54.5%
Watkins Elementary	10	1976-2009	2	3	726	814	1	89.2%
Welleby Elementary	13	1958-2008	7	6	798	915	1	87.2%
West Hollywood Elementary	11	1995-1998	5	5	618	687	1	90.0%
Westchester Elementary	10	1990-2004	12	8	1,188	1,184	2	100.3%
Westwood Heights Elementary	9	1993-1993	12	4	608	783	1	77.7%
Wilton Manors Elementary	8	2008-2009	5	0	554	615	1	90.1%

# PUBLIC SCHOOL FACILITIES ELEMENT

<u>Facility Name</u>	<u>Site Size (Acres)</u>	<u>Age Range</u>	<u>Permanent Buildings</u>	<u>Relocatable Buildings</u>	<u>Current Enrollment (20 Day)</u>	<u>100% Gross FISH (Student Capacity)</u>	<u>LOS (100% of gross FISH)</u>	<u>% of Capacity</u>
Winston Park Elementary	12	2008-2008	12	0	1,199	1,191	2	100.7%
Young, Virginia Shuman Elementary	8	2007-2008	8	0	739	687	2	107.6%
<b>Total</b>	<b>1525</b>		<b>1116</b>	<b>569</b>	<b>101,238</b>	<b>123,446</b>		<b>82.0%</b>

Source: School Board of Broward County, 2012

Elementary school locations and attendance zones/concurrency service areas (CSAs) are illustrated in **Map 16-2**. Elementary school enrollment, including prekindergarten, for 2012-13, not including Broward Virtual Elementary, centers or charters is 101,238 students. There are 13 elementary schools with enrollment greater than 100% of their gross FISH capacity, which is the adopted LOS standard (LOS). For the 2012-13 school year, this translates into 9% of elementary schools in Broward County not meeting the LOS.

## Middle Schools

There are 41 public middle schools in Broward County as of 2012/2013 not including Broward Virtual Middle. A profile of these schools is shown by **Table 10**.

**Table 10: Current Profile - Broward County Middle Schools 2012/13**

<u>Facility Name</u>	<u>Site Size (Acres)</u>	<u>Age Range</u>	<u>Permanent Buildings</u>	<u>Relocatable Buildings</u>	<u>Current Enrollment (20 Day)</u>	<u>100% Gross FISH (Student Capacity)</u>	<u>LOS (100% of gross FISH)</u>	<u>% of Capacity</u>
Apollo Middle	15	1969-2007	8	22	1,233	1,241	2	99.4%
Arthur R. Ashe, Jr Middle	24	2001-2001	2	0	645	1,052	1	61.3%
Attucks Middle	24	1960-1997	8	0	792	1,227	1	64.5%
Bair Middle	10	1975-1993	4	18	937	1,198	1	78.2%
Coral Springs Middle	19	1975-2005	4	0	1,460	1,899	1	76.9%
Crystal Lake Middle	14	1971-2002	4	16	1,410	1,640	1	86.0%
Dandy, William Middle	19	1991-1995	19	8	1,027	1,291	1	79.6%
Deerfield Beach Middle	32	1960-2003	10	12	1,235	1,661	1	74.4%
Driftwood Middle	22	1961-2005	17	9	1,615	1,729	1	93.4%
Falcon Cove Middle	21	1999-1999	2	48	2,303	2,239	2	102.9%
Forest Glen Middle	20	1990-2004	19	8	1,373	1,783	1	77.0%
Glades Middle	20	2006-2008	4	11	1,552	2,060	1	75.3%
Gulfstream Middle	7	1959-2010	17	15	422	634	1	66.6%

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<u>Facility Name</u>	<u>Site Size (Acres)</u>	<u>Age Range</u>	<u>Permanent Buildings</u>	<u>Relocatable Buildings</u>	<u>Current Enrollment (20 Day)</u>	<u>100% Gross FISH (Student Capacity)</u>	<u>LOS (100% of gross FISH)</u>	<u>% of Capacity</u>
Indian Ridge Middle	26	1995-2005	5	28	1,908	2,233	1	85.4%
Lauderdale Lakes Middle	14	1969-1976	4	17	1,090	1,258	1	86.6%
Lauderhill Middle	22	1969-1995	7	9	646	984	1	65.7%
Lyons Creek Middle	22	1999-2006	3	14	1,825	2,135	1	85.5%
Margate Middle	23	1966-2001	9	1	1,294	1,328	1	97.4%
McNicol Middle	12	1997-1997	2	0	896	1,323	1	67.7%
Millennium Middle	11	2001-2006	4	8	1,423	1,776	1	80.1%
New Renaissance Middle	20	2000-2000	4	0	1,101	1,547	1	71.2%
New River Middle	18	1995-1995	3	6	1,372	1,493	1	91.9%
Nova Middle	14	1962-2008	12	7	1,219	1,344	1	90.7%
Olsen Middle	20	1954-1991	28	0	971	1,125	1	86.3%
Parkway Middle	15	1958-2010	27	0	1,340	2,192	1	61.1%
Perry, Henry D Middle	20	1991-1991	6	9	725	1,148	1	63.2%
Pines Middle	21	1993-2005	3	0	1,493	1,769	1	84.4%
Pioneer Middle	16	1975-1991	5	17	1,329	1,492	1	89.1%
Plantation Middle	22	1969-2004	5	6	1,050	1,345	1	78.1%
Pompano Beach Middle	12	1964-2008	10	9	1,070	1,235	1	86.6%
Ramblewood Middle	17	1976-2005	4	20	1,357	1,742	1	77.9%
Rickards, James Middle	13	1968-2004	5	10	886	1,029	1	86.1%
Sawgrass Springs Middle	20	1995-1998	8	13	1,220	1,473	1	82.8%
Seminole Middle	21	1958-2009	8	13	1,227	1,555	1	78.9%
Silver Lakes Middle	20	1983-2002	16	11	720	1,057	1	68.1%
Silver Trail Middle	22	1995-2009	3	30	1,508	1,900	1	79.4%
Sunrise Middle	18	1991-1999	15	8	1,133	1,403	1	80.8%
Tequesta Trace Middle	23	1990-2006	19	15	1,352	1,650	1	81.9%
Westglades Middle	24	2001-2001	4	16	1,506	1,766	1	85.3%
Westpine Middle	18	1990-2006	19	11	1,283	1,530	1	83.9%
Young, Walter C Middle	30	1987-2008	17	29	1,268	1,947	1	65.1%
<b>Total</b>	<b>781</b>		<b>373</b>	<b>474</b>	<b>50,216</b>	<b>62,433</b>		<b>80.4%</b>

Source: School Board of Broward County, 2012

Middle school locations and attendance zones/concurrency service areas (CSAs) are illustrated in **Map 16-3**. Middle school enrollment for 2012-13 is 50,216 students not including Broward Virtual Middle, centers or charters. There is 1 middle school with

# PUBLIC SCHOOL FACILITIES ELEMENT

enrollment greater than 100% of its gross FISH capacity, which is the adopted LOS standard (LOS). For the 2012-13 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 2012/2013 not including Broward Virtual High. A profile of these schools is shown by **Table 11**.

**Table 11: Current Profile - Broward County High Schools 2012/13**

<u>Facility Name</u>	<u>Site Size (Acres)</u>	<u>Age Range</u>	<u>Permanent Buildings</u>	<u>Relocatable Buildings</u>	<u>Current Enrollment (20 Day)</u>	<u>100% Gross FISH (Student Capacity)</u>	<u>LOS (100% of gross FISH)</u>	<u>% of capacity</u>
Anderson, Boyd High	32	1972-2010	12	5	1,889	2,805	1	67.3%
Atlantic Tech. (Bldg 24)	N/A	2004-2004	1	N/A	609	566	2	107.6%
Coconut Creek High	40	1964-2000	16	34	1,608	2,884	1	55.8%
College Academy @ BCC	N/A	N/A	N/A	N/A	348	N/A	N/A	N/A
Cooper City High	30	1971-2009	32	2	2,270	3,414	1	66.5%
Coral Glades High	45	2003-2008	5	0	2,353	2,637	1	89.2%
Coral Springs High	37	1975-2005	9	13	2,473	2,897	1	85.4%
Cypress Bay High	45	2001-2004	9	61	4,371	4,642	1	94.2%
Deerfield Beach High	41	1969-2010	15	22	2,387	2,848	1	83.8%
Dillard High	51	1959-2001	15	0	1,633	2,738	1	59.6%
Ely, Blanche High	39	1952-2010	28	7	2,043	3,473	1	58.8%
Everglades High	45	2002-2010	4	22	2,681	2,980	1	90.0%
Flanagan, Charles W High	45	1995-1995	11	31	3,106	3,034	2	102.4%
Fort Lauderdale High	27	1958-2007	15	0	2,040	1,854	2	110.0%
Hallandale High	28	1976-1976	6	10	1,288	1,821	1	70.7%
Hollywood Hills High	30	1968-2006	7	24	1,928	2,216	1	87.0%
McArthur High	40	1958-2002	30	5	2,255	2,216	2	101.8%
McFatter Technical	N/A	1997-1997	1	N/A	620	566	2	109.5%
Miramar High	38	1969-2005	13	30	2,646	3,235	1	81.8%
Monarch High	55	2002-2005	5	10	2,267	2,360	1	96.1%
Northeast High	52	1958-2010	29	3	2,007	2,389	1	84.0%
Nova High	51	1962-2009	23	38	2,149	2,474	1	86.9%
Piper High	30	1971-2007	20	39	2,611	3,407	1	76.6%
Plantation High	35	1963-2009	25	23	2,228	2,632	1	84.7%
Pompano Beach Inst. Int'l Studies	18	1952-2002	17	4	1,209	1,229	1	98.4%

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<u>Facility Name</u>	<u>Site Size (Acres)</u>	<u>Age Range</u>	<u>Permanent Buildings</u>	<u>Relocatable Buildings</u>	<u>Current Enrollment (20 Day)</u>	<u>100% Gross FISH (Student Capacity)</u>	<u>LOS (100% of gross FISH)</u>	<u>% of capacity</u>
South Broward High	25	1947-2008	28	0	2,121	2,289	1	92.7%
South Plantation High	32	1969-2006	15	19	2,349	2,778	1	84.6%
Stoneman Douglas High	45	1990-2008	14	43	3,089	3,571	1	86.5%
Stranahan High	38	1951-2004	27	9	1,672	2,375	1	70.4%
Taravella, J P High	31	1979-2006	10	18	3,060	3,785	1	80.8%
West Broward High	43	2007-2008	8	0	2,712	2,755	1	98.4%
Western High	40	1979-2009	19	23	3,121	3,754	1	83.1%
<b>Total</b>	<b>1,108</b>		<b>469</b>	<b>495</b>	69,143	<b>82,624</b>		<b>83.7%</b>

Source: School Board of Broward County, 2012

High school locations and attendance zones/concurrency service areas (CSAs) are illustrated in **Map 16-4**. High school enrollment for 2012-13 was 69,143 students not including Broward Virtual High, centers or charters. There are 3 high schools with enrollment greater than 100% of its gross FISH capacity, which is the adopted LOS standard (LOS). For the 2012-13 school year, this translates into 9% of high schools in Broward County not meeting the LOS. *Note: Atlantic Tech, McFatter Technical, College Academy at BCC, and Pompano Beach Inst. Int'l are not traditional high schools with attendance boundaries/concurrency service areas, and therefore are not subject to LOS requirements.*

## Charter Schools

There are 83 charter schools operating in Broward County as of the 2012-13 school year. The profiles of these schools are shown in **Table 12**.

**Table 12: Current Profile-Broward County Charter Schools 2012/2013**

<u>Facility Name &amp; Location</u>	<u>Contract Capacity</u>	<u>Current Enrollment 2011-12</u>	<u>Surplus or Deficit Capacity</u>	<u>Projected Enrollment 2016-17</u>
Alpha International Academy 520 N.W. 5th Street Hallandale Beach, FL 33009	384	37	347	NA
Atlantic Montessori Charter School 9893 Pines Blvd. Pembroke Pines, FL 33024	144	73	71	NA
Ben Gamla Charter 2620 Hollywood Blvd Hollywood, FL 33020	625	580	45	NA
Ben Gamla Charter Hallandale	900	15	885	NA

# PUBLIC SCHOOL FACILITIES ELEMENT

<u>Facility Name &amp; Location</u>	<u>Contract Capacity</u>	<u>Current Enrollment 2011-12</u>	<u>Surplus or Deficit Capacity</u>	<u>Projected Enrollment 2016-17</u>
6511 W. Sunrise Blvd. Sunrise, FL 33313				
Ben Gamla Charter High School 6511 W. Sunrise Blvd. Sunrise, FL 33313	1,000	98	902	NA
Ben Gamla Charter North Broward 2620 Hollywood Boulevard Hollywood, FL 33020	900	75	825	NA
Ben Gamla Charter South Broward 6501 W. Sunrise Blvd. Sunrise, FL 33313	900	471	429	NA
Broward Charter School of Science and Tech 9893 Pines Blvd. (K-1) Pembroke Pines, FL 33024	436	163	273	NA
6900 State Rd. 84 (2-6) Davie, FL 33317				
Broward Community Charter 11421 NW 56th Drive Coral Springs, FL 33076	400	117	283	NA
Broward Community Charter West 11421 NW 56th Drive Coral Springs, FL 33076	500	351	149	NA
Central Charter School 4525 N. State Road 7 Lauderdale Lakes, FL 33319	630	790	-160	NA
Charter School of Excellence 1217 SE 3 Avenue Ft. Lauderdale, FL 33316	310	271	39	NA
Charter School of Excellence @ Davie 2801 N. University Drive Pembroke Pines, FL 33024	350	147	203	NA
Charter School of Excellence @ Davie2 1217 SE 3rd Avenue Ft. Lauderdale, FL 33316	500	154	346	NA
Charter School of Excellence, Ft Lauderdale2 1217 SE 3rd Avenue Ft. Lauderdale, FL 33316	500	29	471	NA
Charter School of Excellence @ Riverland 3550 Davie Boulevard Ft. Lauderdale, FL 33312	500	150	350	NA
Charter School of Excellence @ Riverland 2 3550 Davie Boulevard	500	138	362	NA

# PUBLIC SCHOOL FACILITIES ELEMENT

<u>Facility Name &amp; Location</u>	<u>Contract Capacity</u>	<u>Current Enrollment 2011-12</u>	<u>Surplus or Deficit Capacity</u>	<u>Projected Enrollment 2016-17</u>
Ft. Lauderdale, FL 33312				
Charter School of Excellence @ Tamarac 1 7595 NW 61 Street Tamarac, FL 33321				
Charter School of Excellence @ Tamarac 2 7595 NW 61 Street Tamarac, FL 33321				
City of Coral Springs 3205 N. University Drive Coral Springs, FL 33065	500 500 1,600	195 184 1,648	305 316 -48	NA NA NA
City of Pembroke Pines High 17189 Sheridan Street Pembroke Pines, FL 33331				
City of Pembroke Pines Elementary 10801 Pembroke Road (East) Pembroke Pines, FL 33025	1,200 1,800	1,730 1,921	-530 -121	NA NA
1680 SW 184 Avenue (West) Pembroke Pines, FL 33025				
12350 Sheridan Street (Central) Pembroke Pines, FL 33026				
City of Pembroke Pines Middle 18500 Pembroke Road (West) Pembroke Pines, FL 33029	1,200	1,306	-106	NA
12350 Sheridan Street (Central) Pembroke Pines, FL 33026				
Discovery Middle Charter 11421 NW 56th Drive Coral Springs, FL 33076	600	188	412	NA
Dolphin Park High 3206 S. University Drive Miramar, FL 33025	500	352	148	NA
Eagles' Nest Elementary 201 N. University Drive Coral Springs, FL 33071	400	147	253	NA
Everest Charter School 10054 W. Mc Nab Rd. Tamarac, FL 33321	910	47	863	NA
Eagles' Nest Middle 201 N. University Drive	420	76	344	NA

# PUBLIC SCHOOL FACILITIES ELEMENT

<u>Facility Name &amp; Location</u>	<u>Contract Capacity</u>	<u>Current Enrollment 2011-12</u>	<u>Surplus or Deficit Capacity</u>	<u>Projected Enrollment 2016-17</u>
Coral Springs, FL 33071				
Excelsior Charter of Broward (K-4) 10046 W. McNab Road Tamarac, FL 33321	500	171	329	NA
Florida Intercultural Academy 1704 Buchanan Street Hollywood, FL 33019	600	300	300	NA
Florida Intercultural Academy West 3367 N. University Drive Davie, FL 33328	692	581	111	NA
Franklin Academy A 18800 Pines Blvd. Pembroke Pines, FL 33327	1,340	1,188	152	NA
Franklin Academy B 18800 Pines Blvd. Pembroke Pines, FL 33327	1,340	122	1,218	NA
Henry McNeal Turner Learning Academy 404 NW 7th Terrace Ft. Lauderdale, FL 33311	250	100	150	NA
Hollywood Acad of Arts & Science 1720 Harrison Street Hollywood, FL 33020	600	865	-265	NA
Hollywood Acad of Arts & Science Middle 1720 Harrison Street Hollywood, FL 33020	900	395	505	NA
Imagine School at Broward 9001 Westview Drive Coral Springs, FL 33067	750	635	115	NA
Imagine School at Broward Middle 9001 Westview Drive Coral Springs, FL 33067	330	197	133	NA
Imagine School at North Lauderdale 1395 S. State Road 7 North Lauderdale, FL 33068	700	342	358	NA
Imagine Schools - South Campus 8200 Peters Road Plantation, Fl 33068	1,340	231	1,109	NA
Imagine School at Weston 2500 Glades Circle Weston, FL 33327	1,050	845	205	NA
Imagine Middle School- West 2500 Glades Circle Weston, Fl 33327	396	63	333	NA

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<u>Facility Name &amp; Location</u>	<u>Contract Capacity</u>	<u>Current Enrollment 2011-12</u>	<u>Surplus or Deficit Capacity</u>	<u>Projected Enrollment 2016-17</u>
International School of Broward 3100 N. 75th Avenue Hollywood, FL 33024	675	253	422	NA
Kathleen C. Wright Leadership Academy 2099 W. Prospect Road Tamarac, FL 33309	436	235	201	NA
Kidz Choice Charter 9063 Taft Street Pembroke Pines, FL 33024	750	103	647	NA
Lauderhill High 4131 NW 16th Street Lauderhill, FL 33313	500	363	137	NA
Mavericks High Charter Central Broward 424 W Sunrise Blvd. Ft Lauderdale, FL 33311	550	361	189	NA
Mavericks High Charter North Broward 3500 N. Andrews Ave. Pompano Beach, FL 33064	550	440	110	NA
Next Generation Charter School 850 N. State Rd. 7 Lauderdale Lakes, FL 33319	500	160	340	NA
North Broward Acad of Excellence 8200 SW 17 Street N. Lauderdale, FL 33068	600	663	-63	NA
North Broward Acad of Excellence Middle 8200 SW 17 Street N. Lauderdale, FL 33068	800	346	454	NA
North University High 4800 N. University Drive Sunrise, FL 33351	500	357	143	NA
The Obama Academy for Boys 404 N.W. 7th Terrace Fort Lauderdale, FL 33311	720	47	673	NA
Paragon Academy of Technology 2210 Pierce Street Hollywood, FL 33020	500	122	378	NA
The Red Shoe Charter School for Girls 404 N.W. 7th Terrace Ft. Lauderdale, FL 33311	720	49	671	NA
Renaissance Charter School at Cooper City 2800 N. Palm Ave. Cooper City, FL 33026	1,504	911	593	NA
Renaissance Charter School of Coral Springs	1,504	1,170	334	NA

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<u>Facility Name &amp; Location</u>	<u>Contract Capacity</u>	<u>Current Enrollment 2011-12</u>	<u>Surplus or Deficit Capacity</u>	<u>Projected Enrollment 2016-17</u>
6250 W. Sample Road Coral Springs, FL 33067				
Renaissance Charter School of Plantation 6701 W. Sunrise Blvd. Plantation, FL 33313	1,504	640	864	NA
Renaissance Charter School at University 8399 N. University Drive Tamarac, FL 33321	1,504	927	577	NA
RISE Academy School of Science and Tech. 3698 NW 15 Street Lauderhill, FL 33313	300	289	11	NA
RISE Acad. School of Sci. and Tech. Tamarac 3698 NW 15th Street Lauderhill, FL 33311	300	340	-40	NA
Somerset Academy Charter High Miramar 9300 Pembroke Road Miramar, FL 33025	1,000	238	762	NA
Somerset Academy Elementary 20801 Johnson Street Pembroke Pines, FL 33029	500	887	-387	NA
Somerset Academy Middle 20803 Johnson Street Pembroke Pines, FL 33029	600	868	-268	NA
Somerset Academy Davie 3788 Davie Road Davie, FL 33314	800	146	654	NA
Somerset Academy East Preparatory 2000 South State Road 7 Miramar, FL 33027	750	297	453	NA
Somerset Academy High 20805 Johnson Street Pembroke Pines, FL 33029	1,200	845	355	NA
Somerset Academy Miramar 12601 Somerset Blvd. Miramar, FL 33027	675	717	-42	NA
Somerset Academy Miramar Middle 12601 Somerset Blvd. Miramar, FL 33027	325	390	-65	NA
Somerset Academy Pompano 3311 N.W. 9th Avenue Pompano Beach, FL 33064	750	140	610	NA
Somerset Conservatory 20807 Johnson Street	200	162	38	NA

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<u>Facility Name &amp; Location</u>	<u>Contract Capacity</u>	<u>Current Enrollment 2011-12</u>	<u>Surplus or Deficit Capacity</u>	<u>Projected Enrollment 2016-17</u>
Pembroke Pines, FL 33029				
Somerset Miramar South 12425 S.W. 53rd Street Miramar, Fl 33025	750	78	672	NA
Somerset Neighborhood 225 NW 29 Street Wilton Manors, FL 33311	500	460	40	NA
Somerset Pines Academy 901 NE 3rd Street Pompano Beach, FL 33064	500	433	67	NA
Somerset Prep Charter School @ N Lauderdale 7101 Kimberly Boulevard North Lauderdale, FL 33068	500	808	-308	NA
Somerset Preparatory Charter Middle	400	342	58	NA

Source: School Board of Broward County, September 19, 2012 Twentieth Day student enrollment from TERMS

Contract Capacity reported by Charter Schools Support

Charter school locations are illustrated in Map **16-5**. 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 2012-13 was 33,279 students.

### **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 Level of Service Plan contained within the Adopted District Educational Facilities Plan. It represents information for the years 2012-13 through 2017-18. The table shows the current & projected enrollment; gross Florida Inventory of School Houses (FISH) capacity; and the Level of Service (LOS) percentage. The current and projected enrollment is shown for each school 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. The Revenue and Appropriations Summary within the Adopted District Educational Facilities Plan (DEFP) details the primary public and

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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 are depicted in the DEFP. 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 Second Amended 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. As such, the DEFP does not contain information to indicate the number of acres needed per school type or a listing of planned school site acquisitions.

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.

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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 2008 will potentially enter kindergarten in 2013-14. 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 Portfolio Management Services 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)

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## 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:

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

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

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

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:

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

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:

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

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).

# PUBLIC SCHOOL FACILITIES ELEMENT

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. student 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 13**, below, represents capacity needs information for the end of the ten year period through 2022-23. The data compares the School District's LOS by grade level and Planning Area to the 2022-23 projected student enrollments and the available 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

# PUBLIC SCHOOL FACILITIES ELEMENT

permanent capacity plus 10% of 260,847 versus a projected enrollment of 203,408 or an excess of 57,439 seats. The cumulative total solely based on permanent capacity is 237,134 with an excess of 33,726 seats.

**Table 13: Projected 10 Year School Facilities by Planning Area and District-Wide**

<b>Planning Area</b>	<b>School Type</b>	<b>LOS (110% Perm. Capacity)</b>	<b>Projected Enrollment 2121-22</b>	<b>Surplus or (Deficit) Capacity</b>	<b>Improvement Strategy</b>	<b>Projected Cost</b>	<b>Projected Added Capacity</b>
<b>Area A</b>	Elementary School	16,339	12,363	3,977	None	N/A	N/A
	Middle School	8,289	5,326	2,963	None	N/A	N/A
	High School	13,170	10,798	2,372	None	N/A	N/A
<b>Area B</b>	Elementary School	21,157	16,371	4,786	New School	\$25,000,000	830
	Middle School	8,829	7,962	867	None	N/A	N/A
	High School	11,048	7,786	3,262	None	N/A	N/A
<b>Area C</b>	Elementary School	16,795	13,178	3,616	None	N/A	N/A
	Middle School	9,037	7,348	1,688	None	N/A	N/A
	High School	8,469	6,535	1,934	None	N/A	N/A
<b>Area D</b>	Elementary School	18,781	14,401	4,380	New School	\$50,000,000	1660
	Middle School	7,682	7,656	27	None	N/A	N/A
	High School	12,627	11,693	934	New School	\$130,000,000	2,850
<b>Area E</b>	Elementary School	14,564	9,522	5,042	None	N/A	N/A
	Middle School	6,449	4,552	1,898	None	N/A	N/A
	High School	7,664	5,253	2,410	None	N/A	N/A
<b>Area F</b>	Elementary School	20,148	14,264	5,884	New School	\$50,000,000	1660
	Middle School	11,351	8,127	3,224	New School	\$50,000,000	1,754
	High School	14,843	12,640	2,203	None	N/A	N/A
<b>Area G</b>	Elementary School	16,476	13,480	2,996	None	N/A	N/A
	Middle School	7,942	6,159	1,783	None	N/A	N/A
	High School	9,187	7,994	1,193	None	N/A	N/A
<b>District-Wide</b>	Elementary School	124,260	93,579	30,682	New School	\$125,000,000	4,150

# PUBLIC SCHOOL FACILITIES ELEMENT

<u>Planning Area</u>	<u>School Type</u>	<u>LOS (110% Perm. Capacity)</u>	<u>Projected Enrollment 2121-22</u>	<u>Surplus or (Deficit) Capacity</u>	<u>Improvement Strategy</u>	<u>Projected Cost</u>	<u>Projected Added Capacity</u>
	Middle School	59,578	47,129	12,449	New School & Addition	\$50,000,000	1,754
	High School	77,009	62,700	14,309	New School & Addition	\$132,400,000	2,850
<b>Total</b>		<b>260,847</b>	<b>203,408</b>	<b>57,440</b>		<b>\$307,400,000</b>	<b>8,754</b>

Source: School Board of Broward County, 2012

Based on permanent capacity plus 10% (LOS) there is not projected to be a deficit of seats in any planning area or at any level in 2022-23.

## **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. Article IX of the Second Amended Interlocal Agreement for Public School Facility Planning includes a process to ensure that the opportunity for collocation is maximized to the greatest extent possible.

## **6. Emergency Shelters**

New educational facilities located outside the Hurricane Evacuation Zones (Plan A or B) as shown on the Broward County Hurricane Evacuation Map 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 14** 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 16 -9** depicts the location of the emergency shelters.

**Table 14: List of Emergency Shelters**

<u>SCHOOL NAME</u>	<u>ADDRESS</u>
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# PUBLIC SCHOOL FACILITIES ELEMENT

<b>SCHOOL NAME</b>	<b>ADDRESS</b>
Arthur Robert Ashe, Jr. Middle	1701 NW 23rd Avenue, Ft. Lauderdale 33311
Beachside Montessori Village	2230 Lincoln Street, Hollywood, FL 33020
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
Dolphin Bay Elementary	16450 Miramar Parkway, Miramar, FL 33027
Everglades Elementary	2900 Bonaventure Blvd., Weston 33331
Everglades High	17100 SW 48th Court, Miramar 33027
Falcon Cove Middle	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
Orange Brook 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
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
Westglades Middle	11000 Holmberg Road, Parkland, FL 33076

Source: School Board of Broward County 2012

# PUBLIC SCHOOL FACILITIES ELEMENT

## 7. Funding Sources for Capital Improvements

The School Board of Broward County has total projected revenue, and financing sources of \$1,241,589 for public school capital improvements for the 5 year period ending 2016-2017 as depicted in the Revenue and Appropriations Summary of the DEFP. The major source of revenue is millage, which is collected from local property taxes and comprises 82% of total revenue. The projected appropriations for those funds are depicted in Attachment B. The primary appropriation is for debt service, which comprises 60% of total appropriations.

The projected capital outlays, by school facility for the 5 year period are depicted in Appendix E, of the Adopted 5-Year DEFP, **Attachment B**.

### The School Board of Broward County, Florida Estimated Expenditures - COPs Debt Service Fiscal Years 2012-13 to 2021-22

COPs Series	2012-13	2013-14	2014-15	2015-16	2016-17	5-Year Total
2000 QZAB	350,712	0	0	0	0	350,712
2001 QZAB	368,121	0	0	0	0	368,121
2001 A	0	0	0	0	0	0
2001 B	0	0	0	0	0	0
2003 A	5,817,000	0	0	0	0	5,817,000
2004 A	8,722,088	8,725,838	8,721,363	8,723,663	8,725,225	43,618,177
2004 B	14,853,500	15,198,750	15,198,000	15,203,663	15,198,100	75,652,013
2004 C	8,422,419	8,422,619	8,324,800	8,430,525	0	33,600,363
2004 D	5,520,513	5,520,513	5,520,513	5,520,513	5,520,513	27,602,565
2004 QZAB	53,062	53,062	53,062	53,062	53,062	265,310
2005 A	14,931,060	14,932,860	14,932,600	14,931,625	9,728,975	69,457,120
2005 B	1,778,400	1,778,400	1,778,400	1,778,400	6,983,400	14,097,000
2006 A	18,117,868	18,122,268	18,120,180	18,120,213	18,120,088	90,600,617
2006 B	3,250,000	3,250,000	3,250,000	3,250,000	3,250,000	16,250,000
2007 A	20,112,874	20,113,784	20,110,221	20,116,721	20,113,096	100,566,696
2008 A	20,405,350	20,401,460	20,402,520	20,405,370	20,405,320	102,020,020
2009 A	5,762,965	10,302,965	10,302,965	10,302,965	10,302,965	46,974,825
2010 A	3,332,136	3,332,136	3,332,136	3,332,136	3,332,136	16,660,680
2011 A	8,511,425	8,511,425	8,511,425	8,511,425	8,511,425	42,557,125
2012 A	13,176,550	18,926,550	18,946,550	20,491,550	28,782,300	100,323,500
	153,486,043	157,592,630	157,504,735	159,171,831	159,026,605	786,781,844
Series 2007A - ERP	(2,456,750)	(2,455,500)	(2,454,500)	(2,458,500)	(2,457,000)	(12,282,250)
Series 2008A-2 - ERP	(2,243,312)	(2,241,812)	(2,241,562)	(2,242,312)	(2,238,812)	(11,207,810)
Series 2009A-2 - ERP	(317,488)	(317,488)	(317,488)	(317,488)	(317,488)	(1,587,440)
Less Total Pd by General Fund	(5,017,550)	(5,014,800)	(5,013,550)	(5,018,300)	(5,013,300)	(25,077,500)
Sub-Total Pd by Capital Funds	148,468,493	152,577,830	152,491,185	154,153,531	154,013,306	761,704,344
<i>Portions Paid from Other Revenue Sources</i>						
2009 A Interest Subsidy	(1,655,269)	(1,655,269)	(1,655,269)	(1,655,269)	(1,655,269)	(8,276,345)
2010 A Interest Subsidy	(2,711,363)	(2,711,363)	(2,711,363)	(2,711,363)	(2,711,363)	(13,556,815)
Less Total Pd by Other Capital Funds	(4,366,632)	(4,366,632)	(4,366,632)	(4,366,632)	(4,366,632)	(21,833,160)
COPs/Fees	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	10,000,000
Total COPs Debt & Fees	146,101,861	150,211,198	150,124,553	151,786,899	151,646,674	749,871,185

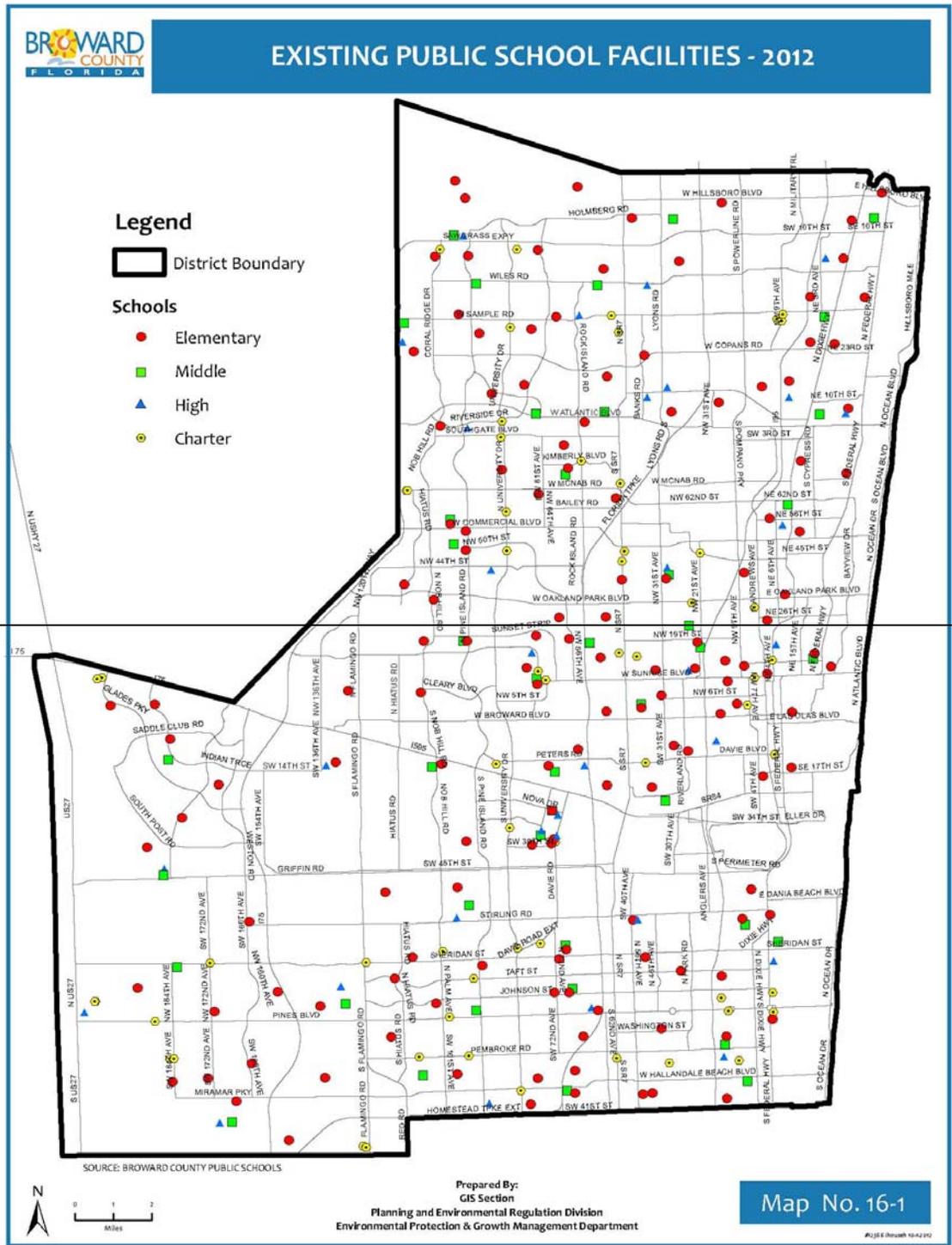
**Operating Cost Considerations:** Transportation costs to operate the more than 1,090 buses which are used to transport over 80,000 students to and from school every day are significant in the operation of school facilities. Over the next five years it is estimated the district will spend approximately \$400 million dollars on transportation and \$186 million

# PUBLIC SCHOOL FACILITIES ELEMENT

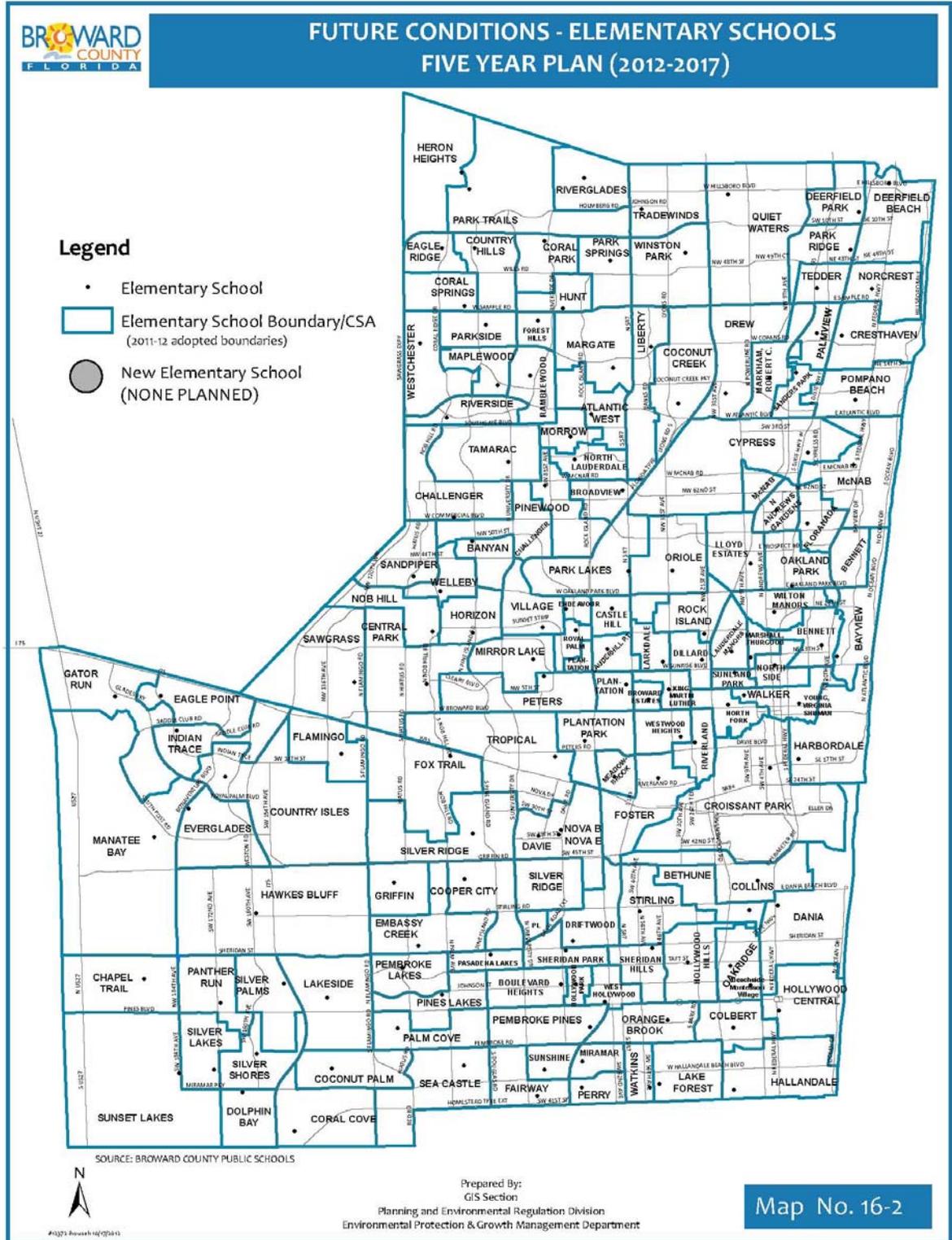
dollars on maintenance costs. Utility costs are included as part of the maintenance estimate.

**Replaces 2011 Maps**

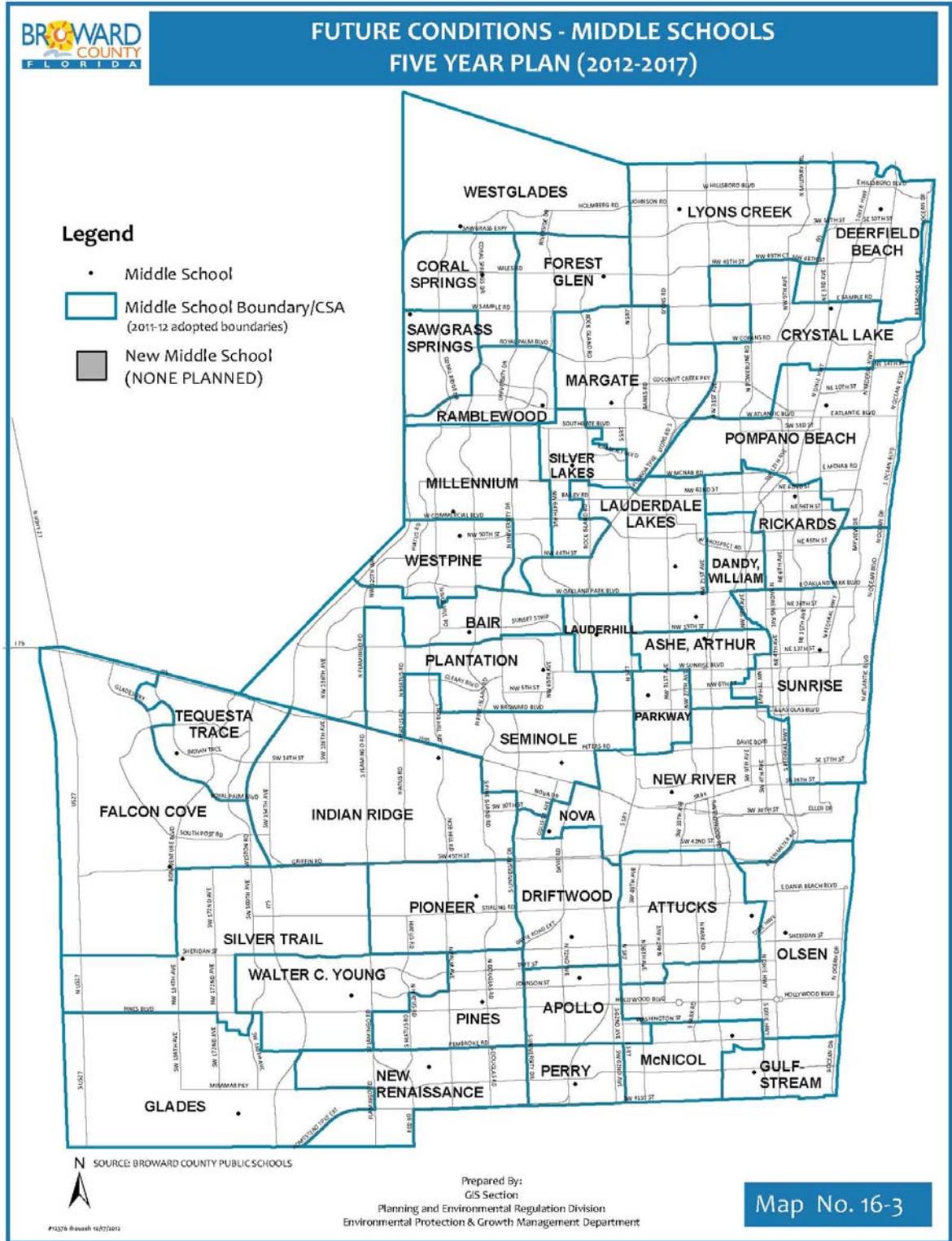
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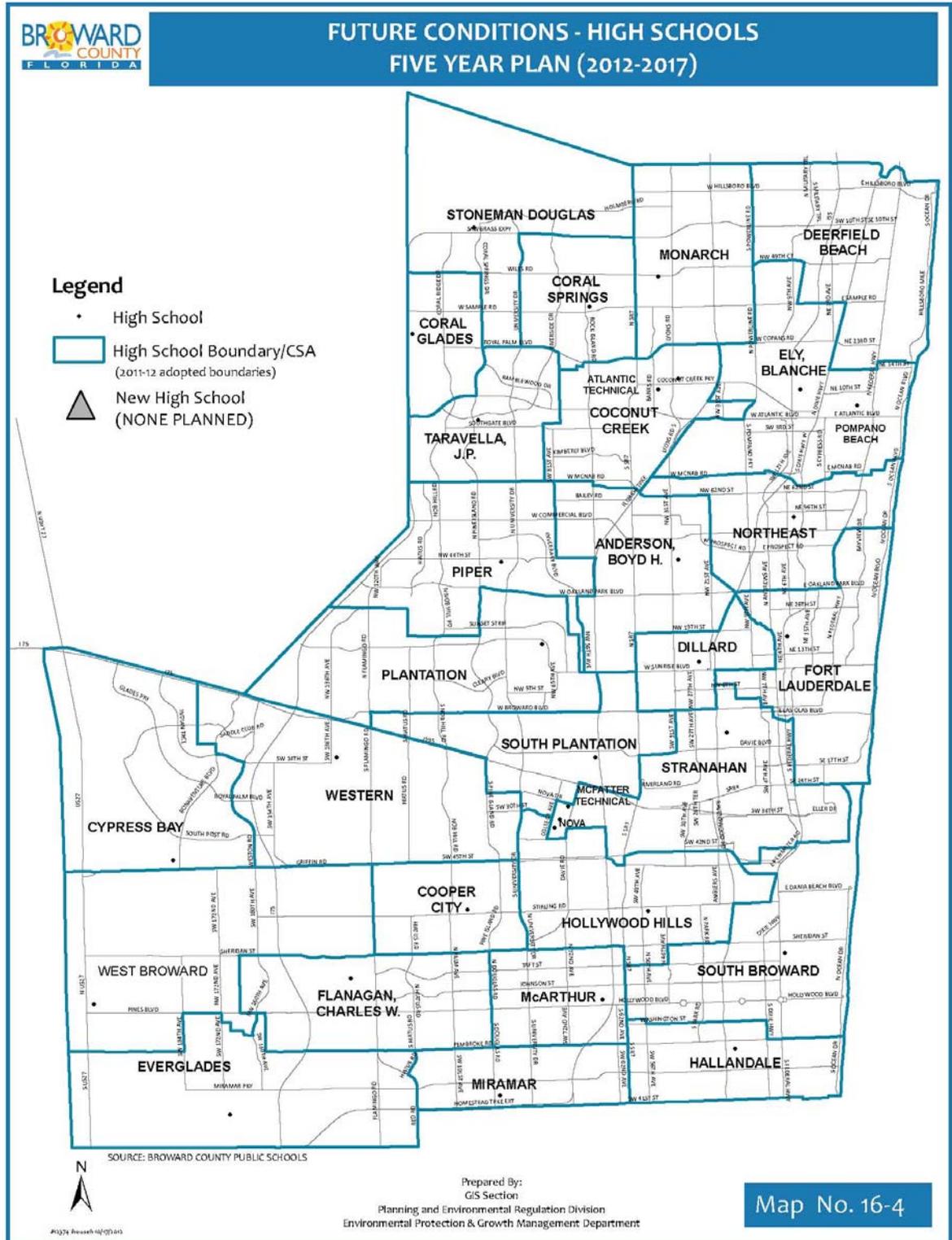
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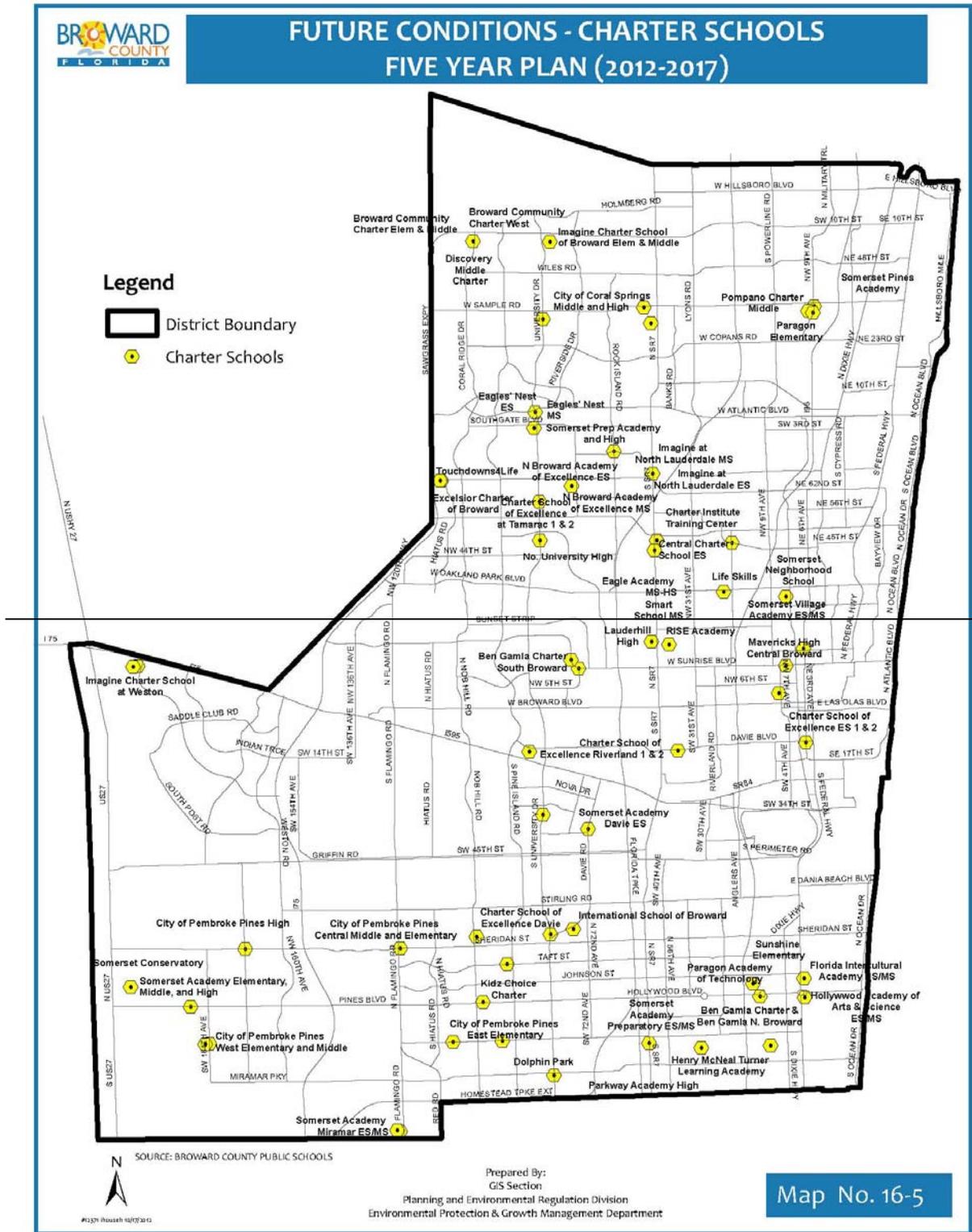
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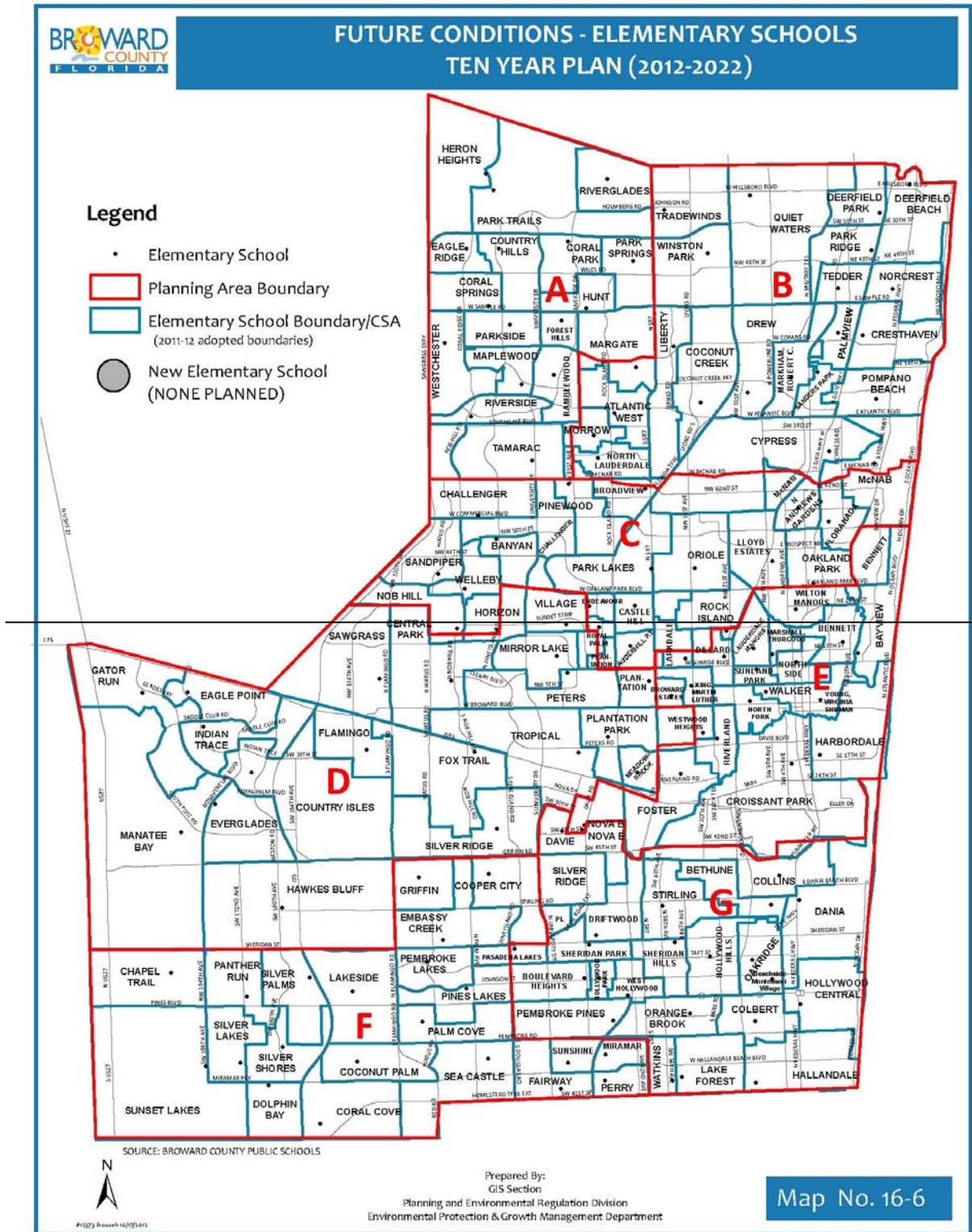
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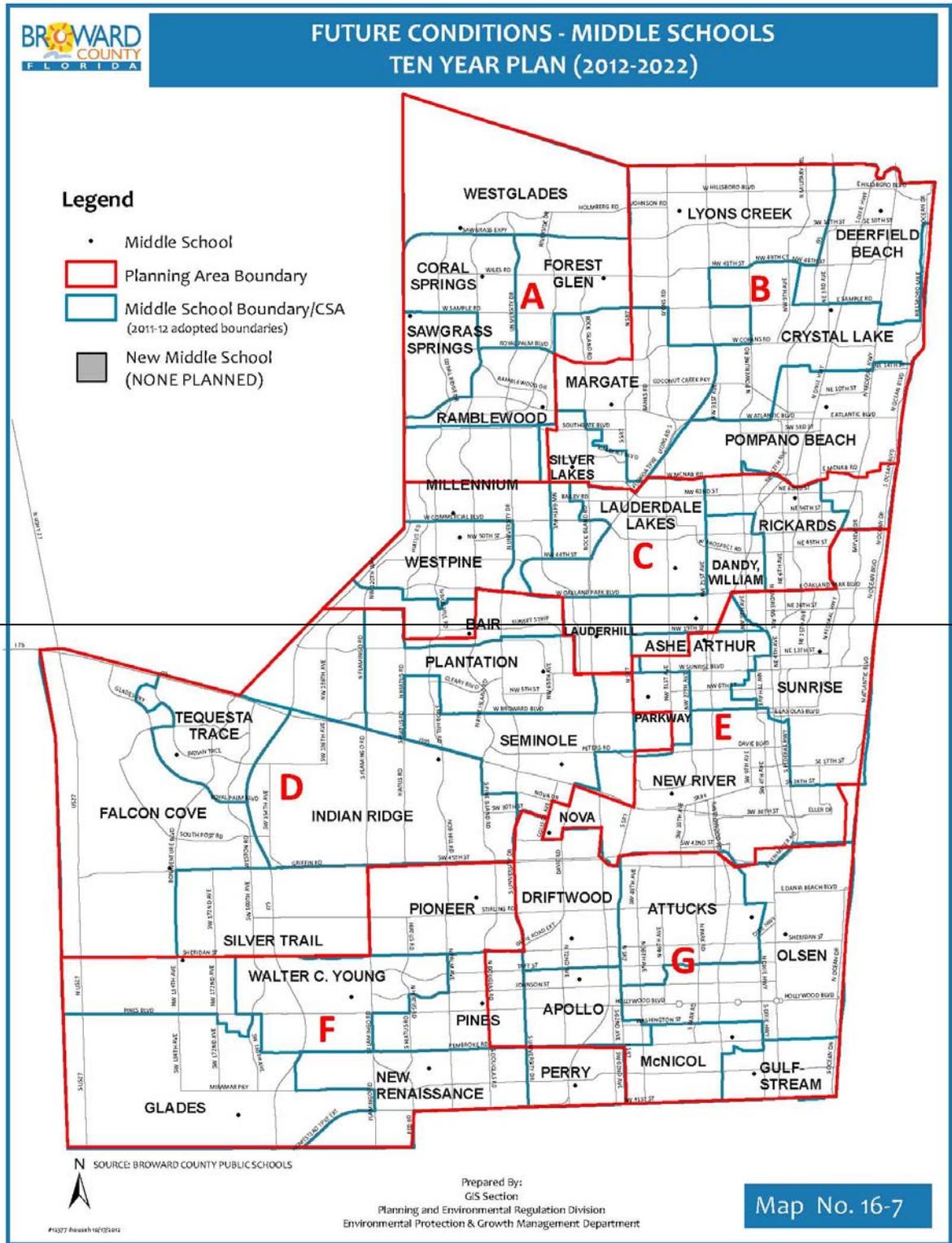
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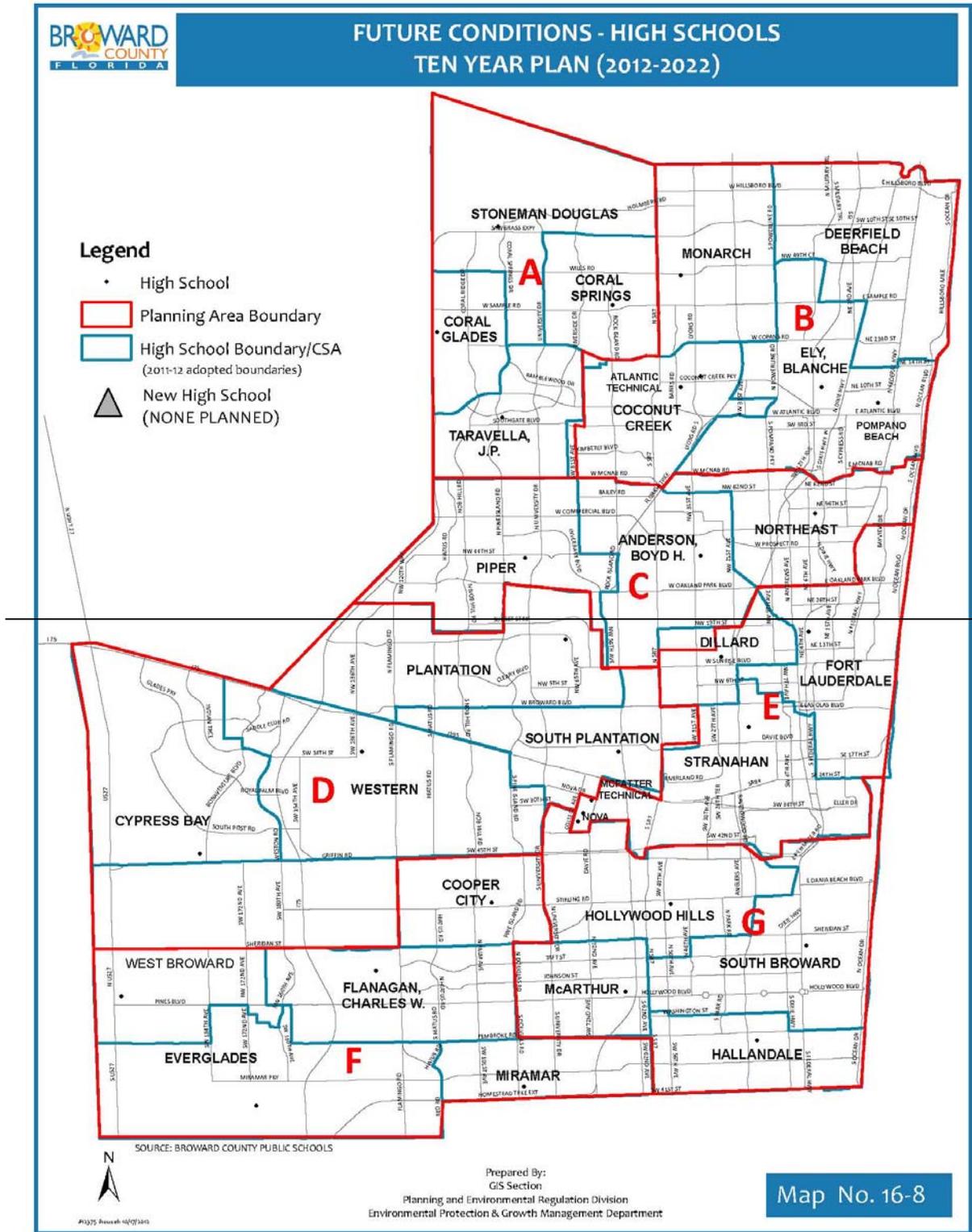
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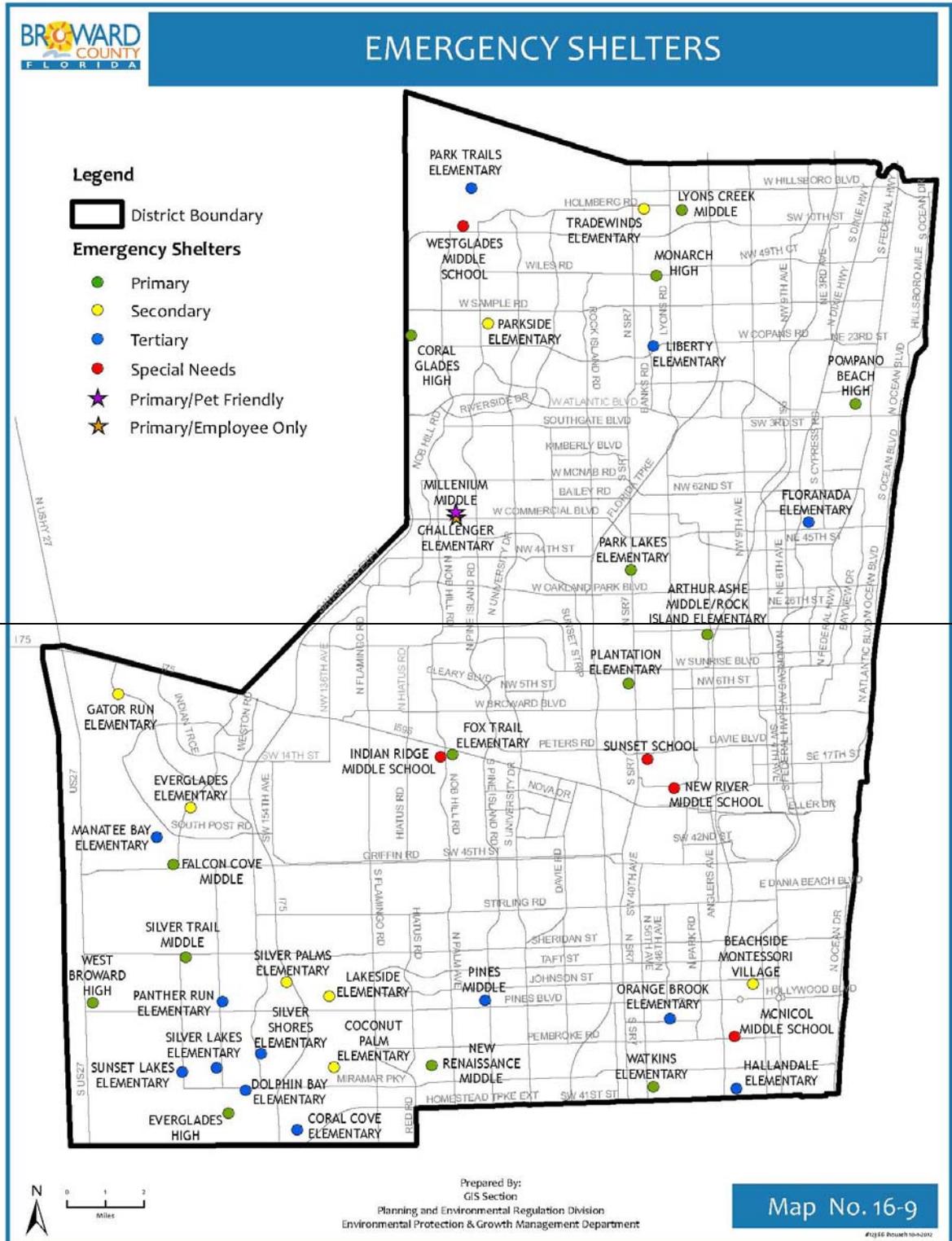
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# PUBLIC SCHOOL FACILITIES ELEMENT



# PUBLIC SCHOOL FACILITIES ELEMENT



# PUBLIC SCHOOL FACILITIES ELEMENT

## **Attachment A**

**Second Amended Interlocal Agreement for Public School Facility Planning  
February 2, 2010**

**Amended Interlocal Agreement for Public School Facility Planning  
December 7, 2007**

# PUBLIC SCHOOL FACILITIES ELEMENT

**Attachment A** can be found on the Planning and Redevelopment Division web page:  
<http://www.broward.org/PlanningAndRedevelopment/ComprehensivePlanning/Pages/PSFSdocuments.aspx>

## Attachment B



**Attachment B** can be found at:

<http://www.broward.k12.fl.us/Comptroller/pdfs/Capsys/DDEFP 2012-2013.pdf>

# PUBLIC SCHOOL FACILITIES ELEMENT

## Attachment C

(2009-2014)\* Survey valid to June 30, 2014

### EDUCATIONAL PLANT FIVE YEAR SURVEY REPORT

**District:** BROWARD COUNTY SCHOOL DISTRICT  
**Survey:** Number 3 - Version 1  
**Survey Status:** Active Amended



**Attachment C** can be found on the Planning and Redevelopment Division web page:  
<http://www.broward.org/PlanningAndRedevelopment/ComprehensivePlanning/Pages/PSFDocuments.aspx>