

PUBLIC SCHOOL FACILITIES ELEMENT – DATA AND ANALYSIS

Public schools in the City of Fort Lauderdale are provided and maintained by the School Board of Broward County. As a signatory to the Interlocal Agreement for Public School Facility Planning, the City of Fort Lauderdale assists the School Board in this effort. Due to the fact that public school concurrency service areas overlap municipal boundaries and public school facilities are the responsibility of the School Board, an accurate and complete Public School Facilities Element can only be implemented at the County level. Therefore, the City of Fort Lauderdale's Public School Facilities Element contains the same data and analysis as Broward County's Public School Facilities Element.

A. Overview of School Facilities Planning

1. Introduction

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

- Existing Interlocal Agreements between school boards and local governments will be updated and expanded to comply with the legislation.
- Each local government¹ is to adopt a Public School Facilities Element as part of its comprehensive plan.
- Mandates school concurrency.
- Local governments must update their Intergovernmental Coordination Element and Capital Improvements Element to coordinate public school planning.
- Procedures for comprehensive plan amendments.
- Establish a process and uniform methodology for proportionate share mitigation.

Public School Facilities Element Requirements

The law requires that local governments adopt a public school facility element as a part of their comprehensive plans to establish a framework for the planning of public schools. (s. 163.3177(12), F.S.). Local governments were granted approximately three years to adopt a public school facilities element. As directed by the legislation, the Florida Department of Community Affairs has established a phased schedule for adoption of the elements with each local government

adopting no later than December 1, 2008. This schedule established due dates which are staggered throughout the course of the 2008 calendar year. Broward County is required to adopt it no later than February 1, 2008. In addition, the Legislature established enforcement mechanisms should a local government and school district fail to adopt a public school concurrency program.

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

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

In addition, the element is to include one or more future conditions maps which generally depict;

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

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

- how level-of-service standards will be achieved and maintained;
- the interlocal agreement adopted pursuant to s. 163.31777 and the 5-year school district facilities work program adopted pursuant to s. 1013.35;
- the educational plant survey prepared pursuant to s. 1013.31 and an existing educational and ancillary plant map or map series;
- projected future population and associated demographics, including development patterns year by year for the upcoming 5-year and long-term planning periods; and
- Anticipated educational and ancillary plants with land area requirements.

- information on existing development and development anticipated for the next 5 years and the long-term planning period;
- an analysis of problems and opportunities for existing schools and schools anticipated in the future;
- an analysis of opportunities to collocate future schools with other public facilities such as parks, libraries, and community centers;
- an analysis of the need for supporting public facilities for existing and future schools;
- an analysis of opportunities to locate schools to serve as community focal points

2. Concurrency Management System (CMS)

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

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

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

When a development application is reviewed for school concurrency, it must be determined if the development is exempted or vested (as per Section 8.11 of the

Interlocal Agreement) or has been issued a School Capacity Availability Determination Letter (SCAD) by the School Board indicating that adequate school capacity exists. If so, it can be accepted by the County for further processing.

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

3. Collaborative Planning Process & Intergovernmental Coordination

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

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

4. Level of Service Standard Methodology

The level of service standard is based upon the capacity of the school facility, which is the number of pupils to be served by the facility. The level of service is expressed as the percentage (ratio) of student enrollment to the student capacity of the school. The level of service is standard and is expressed in terms of Florida Inventory of School Houses (FISH) capacity. FISH capacity is determined by Florida Department of Education guidelines and represents a measure of the physical capacity of the facility itself. FISH capacity includes satisfactory student stations in permanent classrooms. The level of service standard is uniformly set at 110 percent for each school type (elementary, middle, high and special purpose schools) throughout Broward County's School District.

The relationship of enrollment to capacity, for individual schools and for concurrency service areas, is derived directly from the five-year schedule of capital improvements that incorporates the Five-Year District Educational Facilities Work Program adopted annually by the School Board. The school capacity and level of service analysis is

assigned in a capacity/enrollment and level of service table. This table provides a year-by-year projection of capacity, enrollment, levels of service and available capacity, illustrating surpluses and deficiencies, based on the financially feasible capital program adopted by the school district.

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

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

Student enrollment projections are designated geographically using local development trend data and the school district 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, School Board Policy 5000 allows a variety of options to reduce or avoid the need for additional permanent student stations including, but not limited to: redistricting, reassignment, expanded capacity utilization (e.g. year round schools), and other options.

School enrollments exceeding the available capacity resulting in a level of service greater than 110% 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 A major issue facing the School Board is land availability. Existing schools recovering from the last thirty years of rapid growth have seen the school sites become crowded with classroom additions and relocatables. Additions/relocatables have taken over playfields, playgrounds, green space, and parking areas. The demand for larger water retention areas and more parking facilities has also reduced the useable area for the educational program. In addition, with current legislation demanding more accountability in the area of physical education schools face the dilemma of needing playfield areas to meet new Sunshine Standards for Education.

Due to this land crisis, the School Board is developing strategies to reduce the site size requirement to build new schools and expand an already aggressive collocation model. By designing a tighter building footprint, sharing parking and playfields, as well as exploring the use of parking garages verse surface parking, this will be

possible. In addition, as a standard practice, the School District tries to purchase school sites adjacent to parks and recreation areas.

Construction Costs & Revenue Sources Another major issue is the shrinking of capital revenue and the rising cost of construction. The School Board annually tackles the tough task of balancing the needs for capacity additions versus capacity maintenance at the existing schools. In a district that must maintain an estimated 34 million square feet of space the need is great to fund the life cycle replacement of major infrastructure systems such as roofing, air conditioning, plumbing, and electrical distribution. The School Board has the challenge to not only add capacity but to maintain the existing capacity and its infrastructure.

Declining Enrollment Projections Declining enrollment has also offered some unique challenges to the district. First and foremost the decline is not uniform in nature as local communities go through their aging cycle at different rates. The district is still experiencing growth in certain areas of the county that has stressed the educational facility capacities in that area. Planning based on sound enrollment projections has proven to be a crucial component especially in times of financial

The updated five-year student enrollment projections provide a basis for determining capital needs. **Table 1** below, summarizes the projected enrollment, by level, for the 2007-2008 and 2011-2012 school years. The enrollment projections are compared to the 20th day figures for the current (2006-2007) school year. As indicated in the table, a decrease of 3,357 students is projected for 2007-2008.

Table 1: Summary of Enrollment Projections

School Type	2006-2007 20 th Day Enrollment	2007-2008 Projected School Year	2007-2008 Increase over 20 th Day	2011-2012 Projected School Year	2011-2012 Increase over 20 th Day
Pre-Kindergarten	3,876	3,878	2	3,878	2
Elementary (K-5)	109,337	107,060	(2,277)	106,756	(2,581)
Middle	55,955	54,611	(1,344)	54,362	(1,593)
High	72,633	71,819	(814)	70,665	(1,968)
Centers	4,715	4,785	70	4,785	70
Charters	16,100	17,106	1,006	17,318	1,218
TOTAL	262,616	259,259	(3,357)	257,764	(4,852)

Source: School Board of Broward County, 2007

The District is projected to decrease by 4,852 total pre-kindergarten through twelfth grade students, including those in centers and charter schools, by the 2011-2012 school year. Enrollment in charter schools is 16,100 this year, with six additional charter schools anticipated in 2007-2008. Over 1,000 additional public school students will be enrolled in charter schools by the 2011-2012 school year. The

increase in charter school enrollment will reduce the number of potential students that will need to be housed in existing or new District facilities. If the charter school trend does not continue, then these projected students will impact the capital needs of other public schools in the District. Recent trends and current birth data indicate that elementary (pre-kindergarten through grade 5) enrollment in District owned facilities will decrease over the next five years by 2,579 students. Middle school enrollment in District owned facilities is projected to decrease by 1,593 students and high school enrollment will decrease by 1,968 students. By the end of the five-year period, Broward County School District's enrollment will total over 257,500 students.

Class Size Reduction Requirements; Class size reduction is another major issue that the district is focusing much of its financial and human resources on to achieve the constitutional amendment goal. In November 2002, Florida voters approved the Class Size Reduction Amendment. Class Size Average was set 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 and 2007-08, class size average was set at the school level; and
- 2008-09 and thereafter, class size average will be calculated at the individual classroom level.

Consequences for not meeting Class Size Targets

Districts not in compliance with class size targets during the October student membership survey transfer undistributed funds proportionate to the amount of class size reduction not accomplished from the district's class size reduction operating categorical to an approved fixed capital outlay appropriation for class size reduction in the affected district. The amount of funds transferred would be the lesser of the amount verified or the undistributed balance of the district's class size reduction operating categorical. However, if there was evidence indicating that a district had been unable to meet class size reduction requirements, despite appropriate effort to do so, the Commissioner of Education could recommend that the Legislative Budget Commission approve an alternative amount of funds to be transferred from the district's class size reduction operating categorical to its approved fixed capital outlay account for class size reduction.

Further, FDOE enforcement authority could develop a constitutional compliance plan for non-compliant districts. The constitutional compliance plan included, but was not limited to, the redrawing of school attendance zones to maximize use of facilities while minimizing the additional use of transportation, unless the district came into compliance based upon the February student membership survey.

Strategy for Class Size Reduction Impacts

To ensure that BCPS will accurately address the period-by-period Class Size Reduction Amendment implementation in 2008-09, the Superintendent has directed

that a Class Size Reduction Action Committee (CSRAC) be established. The committee is comprised of Principals and District Administrative staff from Facilities, Budget, Curriculum, and Instructional Staffing. The CSRAC has met to prepare the groundwork for period-by-period implementation of Class Size Reduction legislation. The following tasks have been undertaken:

- Determine District resources (Budget, Personnel Staffing, Facilities, Boundaries, ETS system modifications) necessary for the period-by-period implementation of the 2008-2009 class size reduction requirements.
- Modify the monitoring tool to more accurately align District calculations to FDOE average class size calculations.
- Develop a new method of forecasting teacher/classroom needs that takes into account classroom scheduling and space utilization considerations. Additional factors that have been integrated in this school-by-school analysis include: teacher hiring, programs, scheduling, and classroom student-station utilization. This analysis will:
 - Take into consideration the current plans for new classroom additions to schools, and make recommendations to facilitate each school's implementation of the 2008-2009 period-by-period class size reduction requirements.
 - Consider the five-year projection for each school, and make personnel staffing and facility recommendations.
 - Determine additional funding required for period-by-period implementation of the 2008-2009 class size reduction requirements.
 - Five schools are scheduled for early full class size implementation and will provide information on challenges the district may face in 2008-09 when all schools will be mandated for period-by-period full class size. The five schools scheduled for early full class size implementation include: Mirror Lake Elementary, Westglades Middle, Falcon Cove Middle, Monarch High, and Hallandale High Schools.

Options for Reducing Capacity

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

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

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

Grade Level Organization: Various grade level configurations are examined to reduce capacity. Presently we have one primary school with grade levels of K-3. Some elementary schools are utilizing off campus annexes as temporary facilities while permanent capacity is being built. At one high school an off campus ninth grade center has been implemented.

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:

- **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 12,227 students, enrolling a total of 16,100 students during the 2006-07 school year. Six more charters are expected to open for the 2007-08 school year and provide parents additional choice.

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

Charters Serving Elementary School Students	Charters Serving Middle School Students:	Charters Serving High School Students:
Advantage Academy Broward (New) Ben Gamla Charter (New) Broward Community Charter Broward Community Charter West Central Chancellor at North Lauderdale Elementary Chancellor at Weston Charter Institute Training Center Charter Institute Training Center Annex Charter School of Excellence Dayspring Elementary Charter (New) Eagles Nest Excelsior Charter of Broward Florida Intercultural Hollywood Academy North Broward Academy of Excellence Paragon Elementary City of Pembroke Pines Charter Elementary - Central Campus City of Pembroke Pines Charter Elementary - East Campus City of Pembroke Pines Charter Elementary - West Campus Somerset Academy Somerset Academy Davie Somerset at Miramar Somerset Neighborhood	Ben Gamla Charter (New) Broward Community Charter Chancellor at North Lauderdale Middle City of Coral Springs Charter Discovery Middle Charter (New) Downtown Academy of Technology & Arts Eagle Academy Eagles Nest Florida Intercultural (New) Hollywood Academy International School of Broward (New) North Broward Academy of Excellence Paragon Academy City of Pembroke Pines Charter Middle - Central Campus City of Pembroke Pines - Forman Campus City of Pembroke Pines Charter Middle - West Campus Pompano Charter Somerset Academy Middle Somerset at Miramar Smart School Middle Sunshine Academy Touchdowns4Life	City of Coral Springs Charter International School of Broward (New) Life Skills North Lauderdale Academy Parkway Academy City of Pembroke Pines Charter High Smart School Institute Somerset Academy High Somerset Conservatory

Charters Serving Elementary School Students	Charters Serving Middle School Students:	Charters Serving High School Students:
Sunrise Community Charter Sunshine Academy Davie West Sunshine Elementary Charter Susy Daniels		

Source: School Board of Broward County, 2007

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

Public & Private Partnerships The Broward County Public Schools understands how essential community involvement is to the success of its students. Developing partnerships with private as well as public entities helps to insure that the entire community becomes a part of and enhances the educational process for both K-12 and adult students. The school system has identified community involvement as one of the key areas within the school system's strategic plan. The district believes that community involvement is vital to student achievement.

The district's has more than 45,400 volunteers and 2350 school level partners that support Broward Schools. Broward County Public Schools has launched the Speakers Bureau offering businesses, community groups and organizations the opportunity to have education experts speak about Broward County Public Schools. The Speakers Bureau is a component of the District's Strategic Communications Plan. It is designed to facilitate an understanding of the purpose, structures and effectiveness of Broward County Public Schools. This outreach project will increase the dissemination of positive information about the District and enhance relations with the community. The Speakers Bureau takes the dissemination of information to a personal level that allows discussion and encourages community input. The district also coordinates educational programs with the Museum of Discovery and Science, the Broward County Library System, as well as Broward County and local parks and recreation departments.

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

SEAS, the Reading Residency program was designed to improve reading and verbal understanding for economically disadvantaged students.

B. Data and Analysis

1. Population and Housing Conditions

Population Growth in Broward County

As displayed in **Table 3** below, Broward County has experienced significant population growth since 1970. In 1970 Broward County had a population of 620,100 and in 2005 the population was 1,765,855, a growth of almost 285%. Though the County is approaching “build-out”, expectations are that growth will continue. The future pace of growth will be less than in past years, both in terms of percentage and in absolute growth as Broward makes the transition from large tracts of “Greenfield” development to “redevelopment”. At the same time the demographics of the population will continue to change. A larger percentage of growth will come as result of in-migration from abroad. Generally, migrants are younger and less likely to have a family. The “Median Age” and “% 65 or over” columns are indicators of this change. Broward’s median age increased as it became home to larger numbers of retirees during the 1970’s and early 1980’s. Since that time, the median age decreased and is expected to continue to do so. The population ages 65 or greater peaked in the early 1980’s with 22%; but, as international migration to Broward increases that percentage drops significantly to 14% in 2005. At 13% of the total in 2010, it approaches its lowest level since 1960, before the migration of the retirees.

Table 3: Population Broward County 1970-2015

Year	Total	Preceding Years' Average Annual Change		Median Age	% 18 or Under	% 65 or over
		Percent	Population			
1970	620,100	8.6%	28,615	38.7	29%	18%
1980	1,018,257	6.4%	39,816	38.7	22%	22%
1990	1,255,531	2.3%	23,727	37.8	21%	21%
2000	1,623,018	2.9%	36,749	37.8	24%	16%
2005	1,765,855	0.9%	14,284	36.5	26%	14%
2010	1,905,271	0.8%	13,942	36.0	26%	13%
2015	2,038,381	0.7%	13,311	35.8	26%	14%

Note: Populations for years 2005, 2010, and 2015 are taken from the Broward County Population Forecasting Model, 2005

School Age Population

As with population growth in general, Broward’s school age population has experienced considerable growth since 1970. In some ways it reflects the overall

demographics of the population growth. The influx of retirees through the early 1980's caused a drop in the Kindergarten through 12th Grade population to decrease by more than 5% of the total. The decline continued into 1990; but, by 2000 the K-12 population's percentage of the total increased. As the population grows larger the K-12 population is expected to stabilize at around 19% of the total population through 2015. By 2015, the school age population (elementary through high school) will have grown by 30%. 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 grows more rapidly in the short-term and by 2015 is nearly 70% larger. More than anything, this large growth reflects a lower than average 2000 count of population for this age group in conjunction with the younger, international migration. According to the American Community Survey for 2005, this is happening in Broward County (though to a lesser degree than displayed by the Broward County Population Forecasting Model); a change that is consistent with neighboring counties and with the State of Florida as a whole.

Table 4: School Age Population Broward County 1970-2015

Year	School Age Population			Percent of Total Population		
	K-12	Higher Ed.	Total	K-12	Higher Ed.	Total
1970	141,289	43,859	185,148	22.8%	7.1%	29.9%
1980	175,546	86,963	262,509	17.2%	8.5%	25.8%
1990	190,563	89,584	280,147	15.1%	7.1%	22.3%
2000	298,243	99,026	397,269	18.4%	6.1%	24.5%
2005	329,696	139,243	468,939	18.7%	7.9%	26.6%
2010	361,604	158,247	519,851	19.0%	8.3%	27.3%
2015	392,304	166,471	558,775	19.2%	8.2%	27.4%

Source: U.S. Bureau of the Census, Decennial Census for years 1970, 1980, 1990, and 2000
Broward County Population Forecasting Model for years 2005, 2010 and 2015

Note: All populations are for April 1.

K-12 is the population ages 5 through 18, Higher Education population consists of 19 through 24

Housing Characteristics

While Broward's housing inventory once was dominated by the single-family, detached home; that no longer is the case. The housing industry responded to the influx of retirees during the 1970's and 1980's by building large numbers of multi-family condominiums and apartments. Between 1970 and 1990, single family homes grew by nearly 88,000. During that same time period, multi-family homes grew by 264,000 units (averaging 13,000 per year). Expansion in the southwest and northwest portions of Broward brought about an increased emphasis on single-family homes. They increased by nearly as much during the decade of the 1990's as they did for the twenty years prior. Still, there are 33% more multi-family units than single-family.

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

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

Table 5: Housing Characteristics Broward County 1970-2005

Year	Total Units	Single Family	% Single Family	Multi-Family	Other	Owner Occupied	Renter Occupied	% Vacant	% Owner Occupied
1970	253,325	149,447	59.0%	94,017	9,861	161,962	60,601	12.1%	72.8%
1980	477,468	202,898	42.5%	258,987	15,583	299,730	117,787	12.6%	71.8%
1990	628,660	236,321	37.6%	358,665	33,674	359,570	168,872	15.9%	68.0%
2000	741,043	303,357	40.9%	409,756	27,930	454,750	199,695	11.7%	69.5%
2005	790,308	329,142	41.6%	436,313	24,853	481,133	206,198	13.0%	70.0%

Source: 2005 American Community Survey, U.S. Bureau of the Census
All other years U.S. Bureau of the Census, Decennial Census

Development Trends

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

Table 6: Residential Building Permits Issued by Type 2005-2015

Year, Beginning April 1st	Residential Certificates of Occupancy			
	Single Family	Multi-Family	Total	change from previous year
2005	1,137	3,568	4,705	N/A
2006	1,646	4,658	6,304	1599
2007	685	5,865	6,550	246
2008	575	5,974	6,549	(1)
2009	594	6,027	6,621	72
2010	395	5,918	6,313	(308)
2011	256	6,046	6,302	(11)
2012	343	6,388	6,731	429
2013	326	6,059	6,385	(346)
2014	335	6,226	6,561	176
2015	321	5,977	6,298	(263)
Total	6,613	62,706	69,319	

Source: Broward County Planning Service Division, 2007

2. Current Profile of Broward County Public Schools

Summary Profile of Public Schools in Broward County

The numbers of school buildings, student stations and classrooms are reflected in **Table 7**. The majority of buildings and student stations are utilized for elementary students, 44% and 40% respectively as compared to the total for the School District. Middle Schools have the highest level of relocatable stations (10,468) and high schools have the highest level of relocatable classrooms (704). As noted in **Table 8**, most of the school facility buildings were constructed in the last 10 years. **Map 1** depicts the locations of all Public Schools and ancillary locations in Broward County.

Table 7: Summary Profile of School Capacity

School Type	Permanent Buildings	Relocatable Buildings	Permanent Stations	Relocatable Stations	Permanent Classrooms	Relocatable Classrooms	Permanent Net Sq. Ft.	Relocatable Net Sq. Ft.
Elementary	1,182	496	110,664	8,897	6,517	704	14,257,074	430,090
Middle	387	625	57,995	10,468	2,526	479	7,061,352	504,333
High	487	350	75,614	7,900	2,964	534	9,196,602	294,054
Special	74	102	3,703	1,654	263	95	70,9607	89,208
Charter	95	5	18,799	0	801	18	140,7562	15,900
Total	2,225	1,578	266,775	28,919	13,071	1,830	32,632,197	1,333,585

Source: School Board of Broward County, 2007

Table 8: Age of School Facility Buildings

School Type	% of sq.ft. 1-10 years	% of sq.ft. 11-20 years	% of sq.ft. 21-30 years	% of sq.ft. 31-40 years	% of sq.ft. 41-50 years	% of sq.ft. over 50 years
Elementary Schools	32%	40%	4%	15%	8%	1%
Middle Schools	32%	33%	4%	23%	7%	1%
High Schools	32%	14%	7%	32%	12%	3%
Special Schools	18%	15%	28%	23%	15%	1%
Charter Schools	77%	7%	9%	7%	0%	0%

Source: School Board of Broward County, 2007

Elementary Schools

There are 138 public elementary schools in Broward County as of 2006. The School Board plans to open ten (10) elementary schools within the next five years. A profile of the existing schools is depicted in **Table 9**.

Table 9: Current Profile- Broward County Elementary Schools 2006/2007

Facility Name	Site Size (Acres)	Age Range	Permanent Buildings	Relocatable Buildings	Current Enrollment (20 Day)	100% Perm. FISH (Student Capacity)	LOS (110% of FISH)	% of Capacity
Atlantic West Elementary	8	1974-2004	6	13	964	759	2	127.0%
Banyan Elementary	10	1980-2004	3	15	958	747	2	128.2%
Bayview Elementary	2	1958-2000	4	0	523	500	1	104.6%
Bennett Elementary	8	1952-2003	11	0	453	542	1	83.6%
Bethune, Mary Elementary	18	1961-2006	12	19	753	1,144	1	65.8%
Boulevard Heights Elementary	10	1961-2003	13	0	884	821	1	107.7%
Broadview Elementary	10	1965-2006	7	9	877	926	1	94.7%
Broward Estates Elementary	10	1957-2004	17	7	693	691	1	100.3%
Castle Hill Annex	3	1965-1965	1	0	0	398	n/a	0.0%
Castle Hill Elementary	9	1969-2001	7	22	786	533	2	147.5%
Central Park Elementary	13	1990-2004	10	10	1,178	939	2	125.5%
Challenger Elementary	8	2000-2004	3	8	1,215	1,000	2	121.5%
Chapel Trail Elementary	10	1994-2003	7	6	1,153	1,054	1	109.4%
Coconut Creek Elementary	10	1969-2002	6	3	888	755	2	117.6%
Coconut Palm Elementary	12	2000-2000	2	13	1,071	820	2	130.6%
Colbert Elementary	10	1952-2007	12	18	664	1,030	1	64.5%
Collins Elementary	10	1957-2005	13	2	361	371	1	97.3%
Cooper City Elementary	10	1970-2006	4	10	945	701	2	134.8%
Coral Cove Elementary	12	2004-2004	2	0	871	830	1	104.9%
Coral Park Elementary	11	1989-2004	12	9	692	615	2	112.5%
Coral Springs Elementary	10	1974-2006	7	2	807	925	1	87.2%
Country Hills Elementary	15	1990-2004	10	15	988	849	2	116.4%
Country Isles Elementary	9	1987-2004	13	6	993	980	1	101.3%

Facility Name	Site Size (Acres)	Age Range	Permanent Buildings	Relocatable Buildings	Current Enrollment (20 Day)	100% Perm. FISH (Student Capacity)	LOS (110% of FISH)	% of Capacity
Cresthaven Elementary	10	1992-2004	8	0	682	705	1	96.7%
Croissant Park Elementary	12	1992-2003	8	2	672	802	1	83.8%
Cypress Elementary	13	1969-2006	10	2	759	873	1	86.9%
Dania Elementary	7	1962-1992	10	7	533	569	1	93.7%
Davie Elementary	14	1977-2003	7	6	927	741	2	125.1%
Deerfield Beach Elementary	14	1927-2000	12	1	807	717	2	112.6%
Deerfield Park Elementary	11	1978-2002	9	0	655	787	1	83.2%
Dillard Elementary	10	1994-1994	7	0	802	751	1	106.8%
Dolphin Bay Elementary	12	2005-2005	3	0	574	830	1	69.2%
Drew Elementary	15	1990-1990	9	0	609	579	1	105.2%
Driftwood Elementary	10	1960-2002	13	13	717	558	2	128.5%
Eagle Point Elementary	12	1994-2006	8	4	1,265	1,246	1	101.5%
Eagle Ridge Elementary	12	1991-1994	7	0	931	872	1	106.8%
Embassy Creek Elementary	14	1991-2002	7	0	852	745	2	114.4%
Endeavour Primary Learning Center	12	2002-2002	2	2	477	468	1	101.9%
Everglades Elementary	10	1998-2005	4	8	1,063	1,060	1	100.3%
Fairway Elementary	11	1968-2005	11	0	956	970	1	98.6%
Flamingo Elementary	14	1975-2005	5	9	829	631	2	131.4%
Floranada Elementary	11	1999-1999	2	0	721	814	1	88.6%
Forest Hills Elementary	8	1975-2004	4	2	682	795	1	85.8%
Foster, Stephen Elementary	9	1962-1995	15	9	665	503	2	132.2%
Fox Trail Elementary	26	1997-2004	4	7	1,228	1,178	1	104.2%
Gator Run Elementary	12	1998-2004	3	16	1,272	1,140	2	111.6%
Griffin Elementary	10	1979-1991	4	1	601	615	1	97.7%
Hallandale Elementary	12	2003-2003	3	1	1,228	812	2	151.2%
Harbordale Elementary	4	1959-2006	15	2	359	380	1	94.5%
Hawkes Bluff Elementary	12	1990-2006	11	11	1,004	852	2	117.8%
Hollywood Central Elementary	7	1992-1995	9	1	685	687	1	99.7%
Hollywood Hills Elementary	12	1959-2006	9	19	831	927	1	89.6%
Hollywood Park Elementary	12	1969-1991	4	0	557	593	1	93.9%
Horizon Elementary	8	1974-2001	6	9	889	663	2	134.1%
Hunt, James Elementary	13	1973-2004	6	0	943	841	2	112.1%
Indian Trace Elementary	12	1990-1990	9	10	761	669	2	113.8%
King, Martin Luther Elementary	11	1968-2005	8	4	563	809	1	69.6%
Lake Forest Elementary	11	1961-2006	10	9	941	732	2	128.6%
Lakeside Elementary	12	1997-2001	3	3	958	734	2	130.5%
Larkdale Elementary	10	1961-1993	14	6	482	623	1	77.4%
Lauderdale Manors Elementary	13	1954-2004	13	4	620	754	1	82.2%
Lauderhill, Paul Turner Elementary	11	1995-1995	6	0	718	872	1	82.3%
Liberty Elementary	12	2001-2004	3	0	1,123	1,260	1	89.1%
Lloyd Estates Elementary	7	1968-2001	7	9	513	593	1	86.5%

Facility Name	Site Size (Acres)	Age Range	Permanent Buildings	Relocatable Buildings	Current Enrollment (20 Day)	100% Perm. FISH (Student Capacity)	LOS (110% of FISH)	% of Capacity
Manatee Bay Elementary	7	2001-2004	3	5	1,363	1,140	2	119.6%
Maplewood Elementary	11	1980-2004	7	8	852	843	1	101.1%
Margate Elementary	9	1962-2006	17	1	1,028	1,305	1	78.8%
Markham, Robert C Elementary	9	1967-2004	11	4	579	637	1	90.9%
Marshall, Thurgood Elementary	8	1991-2002	7	0	552	745	1	74.1%
McNab Elementary	10	1993-2002	8	0	747	713	1	104.8%
Meadowbrook Elementary	15	1958-2006	15	15	633	706	1	89.7%
Miramar Elementary	10	1991-2004	7	1	850	947	1	89.8%
Mirror Lake Elementary	13	1969-2002	9	7	615	625	1	98.4%
Morrow Elementary	10	1976-2004	6	2	671	795	1	84.4%
Nob Hill Elementary	8	1975-2004	4	7	821	723	2	113.6%
Norcrest Elementary	10	1958-2000	13	0	707	1,032	1	68.5%
North Andrews Gardens Elementary	10	1996-2006	8	0	763	874	1	87.3%
North Fork Elementary	10	1965-2007	10	3	584	731	1	79.9%
North Lauderdale Elementary	13	1974-2006	7	0	971	988	1	98.3%
North Side Elementary	3	1927-2001	8	0	526	608	1	86.5%
Nova, Blanche Forman Elementary	10	1965-2003	6	6	819	774	1	105.8%
Nova, Eisenhower D D Elementary	10	1969-2003	8	0	846	777	1	108.9%
Oakland Park Elementary	7	1927-2004	13	0	656	828	1	79.2%
Oakridge Elementary	8	1959-1993	13	6	787	605	2	130.1%
Orange Brook Elementary	9	2006-2006	2	4	763	830	1	91.9%
Oriole Elementary	9	1971-2001	4	2	771	722	1	106.8%
Palm Cove Elementary	12	1992-2005	10	9	1,031	889	2	116.0%
Palmview Elementary	10	1969-2004	7	3	671	657	1	102.1%
Panther Run Elementary	12	1997-1997	2	1	791	814	1	97.2%
Park Lakes Elementary	15	2000-2006	6	5	1,149	1,474	1	78.0%
Park Ridge Elementary	10	1972-2001	6	5	503	546	1	92.1%
Park Springs Elementary	12	1990-2004	10	0	953	1,201	1	79.4%
Park Trails Elementary	12	2000-2005	4	0	1,328	1,276	1	104.1%
Parkside Elementary	10	1999-1999	2	2	869	820	1	106.0%
Pasadena Lakes Elementary	10	1971-2004	8	7	818	739	2	110.7%
Pembroke Lakes Elementary	8	1976-1990	4	4	772	653	2	118.2%
Pembroke Pines Elementary	9	1965-1999	6	6	664	527	2	126.0%
Perry, Annabel C Elementary	10	1969-2005	10	9	740	917	1	80.7%
Peters Elementary	11	1958-1992	19	21	677	647	1	104.6%
Pines Lakes Elementary	10	1979-2002	6	4	837	705	2	118.7%
Pinewood Elementary	10	1979-2001	7	9	954	854	2	111.7%
Plantation Elementary	12	1999-1999	2	0	761	814	1	93.5%
Plantation Park Elementary	10	1967-2002	5	0	545	597	1	91.3%
Pompano Beach Elementary	19	1992-1992	9	2	643	571	2	112.6%
Quiet Waters Elementary	18	1990-2004	12	17	1,226	904	2	135.6%

Facility Name	Site Size (Acres)	Age Range	Permanent Buildings	Relocatable Buildings	Current Enrollment (20 Day)	100% Perm. FISH (Student Capacity)	LOS (110% of FISH)	% of Capacity
Ramblewood Elementary	10	1977-2004	5	20	974	985	1	98.9%
Riverglades Elementary	10	1991-1991	6	8	920	669	2	137.5%
Riverland Elementary	10	1991-2006	7	6	636	633	1	100.5%
Riverside Elementary	10	1987-2001	12	0	860	731	2	117.6%
Rock Island Elementary	14	2001-2001	2	0	604	580	1	104.1%
Royal Palm Elementary	12	1971-2004	10	8	897	892	1	100.6%
Sanders Park Elementary	12	1965-2004	9	7	528	661	1	79.9%
Sandpiper Elementary	14	1989-2006	12	7	895	909	1	98.5%
Sawgrass Elementary	12	1993-2004	8	0	992	1,184	1	83.8%
Sea Castle Elementary	12	1990-2004	11	1	1,043	1,091	1	95.6%
Sheridan Hills Elementary	7	1971-2001	6	0	651	607	1	107.2%
Sheridan Park Elementary	13	1966-2004	6	8	741	810	1	91.5%
Silver Lakes Elementary	12	1997-1997	2	5	882	778	2	113.4%
Silver Palms Elementary	14	1995-2001	3	6	1,014	806	2	125.8%
Silver Ridge Elementary	13	1989-2004	13	9	1,040	882	2	117.9%
Silver Shores Elementary	12	2002-2003	3	0	739	820	1	90.1%
Stirling Elementary	9	1991-2004	6	2	719	701	1	102.6%
Sunland Park Elementary	4	1992-1994	3	1	486	517	1	94.0%
Sunset Lakes Elementary	12	2002-2002	3	0	1,057	820	2	128.9%
Sunshine Elementary	9	1964-2002	15	3	942	803	2	117.3%
Tamarac Elementary	8	1974-2004	7	0	1,122	1,324	1	84.7%
Tedder Elementary	9	1964-2004	14	8	675	1,232	1	54.8%
Tradewinds Elementary	17	1995-1995	2	17	1,073	746	2	143.8%
Tropical Elementary	10	1971-2001	5	6	840	709	2	118.5%
Village Elementary	12	1968-2005	13	9	928	816	2	113.7%
Walker Elementary	10	1959-2006	7	5	783	1,026	1	76.3%
Watkins Elementary	10	1995-1995	2	3	751	814	1	92.3%
Welleby Elementary	13	1991-2004	7	8	865	809	1	106.9%
West Hollywood Elementary	11	1991-1991	5	5	748	597	2	125.3%
Westchester Elementary	10	1976-2004	11	8	1,083	1,074	1	100.8%
Westwood Heights Elementary	9	1958-1997	11	4	778	773	1	100.6%
Wilton Manors Elementary	8	1995-1998	5	0	601	615	1	97.7%
Winston Park Elementary	12	1990-2004	13	0	1,172	1,191	1	98.4%
Young, Virginia Shuman Elementary	8	1993-1993	7	0	743	669	2	111.1%
Total	1493		1062	703	112,789	111,507		

Source: School Board of Broward County, 2007

Elementary school locations and attendance zones/ concurrency service areas (CSAs) are illustrated in **Map 2**. Elementary school enrollment for 2006/2007 was 112,789 students. There are 47 elementary schools with enrollment greater than 110% of their permanent FISH capacity, which is the adopted LOS standard (LOS).

For the 2006/2007 school year, this translates into 34% of elementary schools in Broward County not meeting the LOS.

Middle Schools

There are 42 public middle schools in Broward County as of 2006. The School Board plans to open three (3) middle schools within the next five years. A profile of these schools is shown by **Table 9A**.

Table 9A: Current Profile - Broward County Middle Schools 2006/2007

Facility Name	Site Size Acres	Age	Permanent Buildings	Relocatable Buildings	Current Enrollment (20 Day)	100% of Perm. FISH (Student Capacity)	LOS (110% of FISH)	% of Capacity
Apollo Middle	15	1969-1994	7	29	1,253	923	2	135.8%
Arthur R. Ashe, Jr Middle	24	2001-2001	2	0	877	1,050	1	83.5%
Attucks Middle	24	1960-1997	8	0	991	1,246	1	79.5%
Bair Middle	10	1975-1993	4	16	1,194	1,238	1	96.4%
Coral Springs Middle	19	1975-2005	4	0	1,337	1,957	1	68.3%
Crystal Lake Middle	14	1971-2002	4	15	1,482	1,342	2	110.4%
Dandy, William Middle	19	1991-1995	19	8	1,337	1,131	2	118.2%
Deerfield Beach Middle	32	1960-2003	11	12	1,437	1,442	1	99.7%
Driftwood Middle	22	1961-2005	17	9	1,572	1,669	1	94.2%
Falcon Cove Middle	21	1999-1999	2	39	2,245	1,343	2	167.2%
Forest Glen Middle	20	1990-2004	19	9	1,447	1,645	1	88.0%
Glades Middle	20	2006-2006	4	0	1,697	1,897	1	89.5%
Gulfstream Middle	7	1959-2002	16	17	291	634	1	45.9%
Indian Ridge Middle	26	1995-2005	5	28	2,122	1,727	2	122.9%
Lauderdale Lakes Middle	14	1969-1976	4	16	1,043	900	2	115.9%
Lauderhill Middle	22	1969-1995	7	9	830	983	1	84.4%
Lyons Creek Middle	22	1999-2006	3	14	1,989	1,858	1	107.1%
Margate Middle	23	1966-1990	9	6	1,216	1,333	1	91.2%
McNicol Middle	12	1997-1997	2	0	1,115	1,314	1	84.9%
Millennium Middle	11	2001-2006	5	0	1,451	1,618	1	89.7%
New Renaissance Middle	20	1999-1999	4	0	1,809	1,467	2	123.3%
New River Middle	18	1995-1995	3	6	1,479	1,383	1	106.9%
Nova Middle	14	1962-1999	11	21	1,209	875	2	138.2%
Olsen Middle	20	1954-1991	28	0	1,308	1,696	1	77.1%
Parkway Middle	15	1958-1997	25	15	1,337	1,667	1	80.2%
Perry, Henry D Middle	20	1990-1990	6	9	1,211	1,175	1	103.1%
Pines Middle	21	1993-2005	3	29	1,343	1,769	1	75.9%
Pioneer Middle	16	1975-1991	5	14	1,674	1,175	2	142.5%
Plantation Middle	22	1969-2004	5	9	1,107	1,385	1	79.9%
Pompano Beach Middle	12	1964-1976	8	10	1,070	937	2	114.2%
Ramblewood Middle	17	1976-2004	4	20	1,282	1,305	1	98.2%
Rickards, James Middle	13	1968-2004	5	13	1,030	1,068	1	96.4%

Facility Name	Site Size Acres	Age	Permanent Buildings	Relocatable Buildings	Current Enrollment (20 Day)	100% of Perm. FISH (Student Capacity)	LOS (110% of FISH)	% of Capacity
Sawgrass Springs Middle	20	1995-1998	7	14	1,387	1,215	2	114.2%
Seminole Middle	21	1958-2001	7	11	1,286	1,085	2	118.5%
Silver Lakes Middle	20	1983-2002	16	11	1,036	1,095	1	94.6%
Silver Trail Middle	22	1995-1995	3	30	1,785	1,430	2	124.8%
Sunrise Middle	18	1991-1999	15	8	1,270	1,202	1	105.7%
Tequesta Trace Middle	23	1990-2006	19	15	1,639	1,382	2	118.6%
Westglades Middle	24	2001-2001	4	0	1,445	1,458	1	99.1%
Westpine Middle	18	1990-2006	19	9	1,417	1,330	1	106.5%
Young, Walter C Middle	30	1987-2006	16	30	1,874	1,421	2	131.9%
Total	781		367	501	61,924	54,770		

Source: School Board of Broward County, 2007

Middle school locations and attendance zones/ concurrency service areas (CSAs) are illustrated in **Map 3**. Middle school enrollment for 2006/2007 was 61,924 students. There are 15 middle schools with enrollment greater than 110% of their permanent FISH capacity, which is the adopted LOS standard (LOS). For the 2006/2007 school year, this translates into 36% of middle schools in Broward County not meeting the LOS.

High Schools

There are 31 public high schools in Broward County as of 2006. The School Board plans to open two (2) new high schools within the next 5 years. A profile of these schools is shown by **Table 9B**.

Table 9B: Current Profile - Broward County High Schools 2006/2007

Facility Name	Site Size Acres	Age Range	Permanent Buildings	Relocatable Buildings	Current Enrollment (20 Day)	100% Perm. FISH (Student Capacity)	LOS (110% of FISH)	% of Capacity
Anderson, Boyd High	32	1972-2001	13	5	2,656	2,851	1	93.2%
Atlantic Tech. (Bldg 24)	N/A	2004-2004	1	N/A	578	546	1	106.0%
Coconut Creek High	40	1964-2000	12	34	2,600	2,186	2	118.9%
College Academy @ BCC	N/A	N/A	N/A	N/A	325	N/A	N/A	N/A
Cooper City High	30	1971-2006	30	20	2,393	2,677	1	89.4%
Coral Glades High	45	2003-2005	4	0	2,459	2,723	1	90.3%
Coral Springs High	37	1975-2005	8	13	2,488	2,993	1	83.1%
Cypress Bay High	45	2001-2004	9	131	5,330	3,396	2	156.9%
Deerfield Beach High	41	1969-2003	15	22	2,286	2,434	1	93.9%
Dillard High	51	1959-2001	14	0	2,209	2,822	1	78.3%
Ely, Blanche High	34	1952-2002	25	7	2,240	2,842	1	78.8%
Everglades High	45	2002-2002	4	22	3,701	2,539	2	145.8%

Facility Name	Site Size Acres	Age Range	Permanent Buildings	Relocatable Buildings	Current Enrollment (20 Day)	100% Perm. FISH (Student Capacity)	LOS (110% of FISH)	% of Capacity
Flanagan, Charles W High	45	1995-1995	11	31	3,063	2,384	2	128.5%
Fort Lauderdale High	27	1958-2007	16	16	1,654	2,741	1	60.3%
Hallandale High	28	1976-1976	5	1	1,534	1,722	1	89.1%
Hollywood Hills High	30	1968-2007	8	25	2,174	2,328	1	93.4%
McArthur High	40	1958-2002	30	5	2,546	2,302	2	110.6%
McFatter Technical	N/A	1997-1997	1	N/A	577	546	1	106.0%
Miramar High	38	1969-2005	13	30	3,133	2,651	2	118.2%
Monarch High	55	2002-2005	5	10	2,133	2,208	1	96.6%
Northeast High	52	1958-2004	28	3	2,046	2,442	1	83.8%
Nova High	51	1962-2003	26	15	2,127	1,630	2	130.5%
Piper High	30	1971-2002	17	45	2,825	2,698	1	104.7%
Plantation High	35	1963-2006	25	29	2,667	2,732	1	97.6%
Pompano Beach Inst. Int'l Studies	18	1952-2002	17	0	1,199	1,260	1	95.2%
South Broward High	25	1947-2001	27	0	2,410	2,373	1	101.6%
South Plantation High	32	1969-2006	15	9	2,589	2,482	1	104.3%
Stoneman Douglas High	45	1990-2001	12	44	3,054	2,360	2	129.4%
Stranahan High	38	1951-2004	27	9	1,935	2,486	1	77.8%
Taravella, J P High	31	1980-2005	10	18	2,961	3,488	1	84.9%
Western High	40	1979-2006	11	30	2,505	2,438	1	102.7%
Total	1060		439	574	72,072	71,280		

Source: School Board of Broward County, 2007

High school locations and attendance zones/ concurrency service areas (CSAs) are illustrated in **Map 4**. High school enrollment for 2006/2007 was 70,917 students. There are 8 high schools with enrollment greater than 110% of their permanent FISH capacity, which is the adopted LOS standard (LOS). For the 2006/2007 school year, this translates into 26% of high schools in Broward County not meeting the LOS.

Charter Schools

There are 47 charter schools operating in Broward County as of 2006/2007. It is anticipated six (6) additional charter schools will open in the near future. The profiles of these schools are shown in **Table 10**.

Table 10: Current Profile – Broward County Charter Schools 2006/ 2007

Facility Name & Location	Capacity	Current Enrollment 2006/07	Surplus or Deficit Capacity	Projected Enrollment 2011/12
Broward Community Charter West 11401 NW 56 th Drive, Coral Springs	274	252	22	274
Broward Community Charter Elementary 201 University Drive, Coral Springs	151	151	0	360
Broward Community Charter Middle 201 University Drive, Coral Springs	66	42	24	198
Central Charter School 4525 N SR 7, North Lauderdale	570	550	20	570
Chancellor Charter at North Lauderdale Elementary, 1395 S SR 7, North Lauderdale	525	504	21	525
Chancellor Charter at North Lauderdale Middle 1395 S SR 7, North Lauderdale	225	199	26	225
Charter School of Excellence 1217 SE 3 Ave, Fort Lauderdale	314	311	3	311
City of Coral Springs Charter School 3205 N University Drive, Coral Springs	1,600	1,606	(6)	1,610
Downtown Academy of Technology and Arts 101 SE 3 Ave, Fort Lauderdale	132	95	37	264
Eagle Academy 3020 NW 33 Ave, Lauderdale Lakes	400	325	75	400
Eagles' Nest Elementary 1840 NE 41 st St, Pompano Beach	300	125	175	300
Eagles' Nest Middle 1840 NE 41 st St, Pompano Beach	175	90	85	175
Early Beginnings West 3117 SW 13 th Court, Fort Lauderdale	18	6	12	36
Charter Institute Annex 5420 N SR 7, North Lauderdale	264	50	214	1,200
Excelsior Charter of Broward 10046 W McNab Rd, Tamarac	108	37	71	108
Florida Intercultural Academy 1704 Buchanan St, Hollywood	300	119	181	300
Hollywood Academy of Arts and Science Elem 1720 Harrison St, Hollywood	450	438	12	650
Hollywood Academy of Arts and Science Middle 1720 Harrison St, Hollywood	225	190	35	450
Chancellor Charter School at Weston 2500 Glades Circle, Weston	1,000	1,000	0	1,000
Life Skills 2360 W Oakland Park Blvd, Oakland Park	400	315	85	400
North Broward Academy of Excellence Middle 8200 SW 17 th St, North Lauderdale	150	130	20	new constr
North Broward Academy of Excellence Elem 957 SW 71 Ave, North Lauderdale	370	369	1	new constr
City of Pembroke Pines Charter Elem East Campus 10801 Pembroke Road, Pembroke Pines	600	600	0	600
City of Pembroke Pines Charter Middle West 18500 Pembroke Road, Pembroke Pines	600	600	0	600
City of Pembroke Pines Charter High 17189 Sheridan St, Pembroke Pines	1,864	1,700	164	1,800
Paragon Academy of Technology 2210 Pierce St, Hollywood	198	121	77	198
Paragon Elementary 3311 N Andrews EXT, Pompano Beach	232	129	103	232

Facility Name & Location	Capacity	Current Enrollment 2006/07	Surplus or Deficit Capacity	Projected Enrollment 2011/12
Parkway Academy 7451 Riviera Blvd, Miramar	550	365	185	525
City of Pembroke Pines Charter Elem Central 12500 Sheridan St, Pembroke Pines	600	599	1	600
City of Pembroke Pines Charter Elem West 1680 SW 184 Ave, Pembroke Pines	600	600	0	600
City of Pembroke Pines Charter Middle Central 12350 Sheridan St, Pembroke Pines	600	598	2	600
Pompano Charter Middle 3311 N Andrews EXT, Pompano Beach	132	35	97	132
Smart School Institute High 3020 NW 33 Ave, Lauderhill	500	405	95	600
Smart School Middle - #5071 3698 NW 15 St, Lauderhill	484	285	199	484
Somerset Academy - Davie #5211 3788 SW Davie Road, Davie	156	144	12	156
Somerset Conservatory 20807 Johnson St, Pembroke Pines	22	20	2	22
Somerset Academy Elem 20803 Johnson St, Pembroke Pines	910	883	27	910
Somerset Academy High School 20801 Johnson St, Pembroke Pines	568	524	44	568
Somerset Academy Middle School 20803 Johnson St, Pembroke Pines	710	653	57	710
Somerset Academy Miramar Elem 12425 SW 53 rd St, Miramar	temp	140	temp	temp
Somerset Academy Miramar Middle 12425 SW 53 rd St, Miramar	temp	26	temp	temp
Somerset Neighborhood School 12425 SW 53 rd St, Miramar	80	77	3	77
Sunrise Community 7100 Oakland Pp Blvd, Sunrise	350	109	241	350
Sunshine Academy 7130 Pembroke Rd, Miramar	450	75	375	450
Sunshine Elementary 2210 Pierce St, Hollywood	116	60	56	116
Susie Daniel Charter Elementary 2201 SW 42 nd Ave, West Park	300	165	135	300
Touchdowns 4 Life 10044 W McNab Rd, Tamarac	160	105	55	150
Total	18,799	15,922	3,043	20,136

Source: School Board of Broward County, 2007

Charter school locations are illustrated in **Map 1**. 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 2006/2007 was 15,922 students. There was only one charter school with enrollment greater than their permanent FISH capacity. For the 2006/2007 school year, this translates into just 2% of charter schools not meeting their LOS.

Special Schools

There are 20 special schools in Broward County as of 2006/2007. Special schools are comprised of vocational and educational centers. There are no additional special schools planned in the near future. A profile of these schools is shown by **Table 12**.

Table 12: Current Profile - Broward County Special Schools 2006/2007

Facility Name	Site Size Acres	Age Range	Permanent Buildings	Relocatable Buildings	Current Enrollment (20 Day)	100% of Perm. FISH (Student Capacity)	Surplus or (Deficit) Capacity	% of Capacity
Atlantic Tech Center*	30	1972-2004	24	32	578	546	(32)	105.9%
Bright Horizons Center	6	1977-1995	5	0	125	325	200	38.5%
Broward Fire Academy	15	1980-2005	5	0	N/A	68	N/A	N/A
Cross Creek Center	15	1990	6	4	127	132	5	96.2%
Cypress Run Alt Excep Center	8	1955	1	29	78	0	N/A	N/A
Dave Thomas Education Center**	3	1997	1	0	527	330	(197)	159.7%
Dave Thomas Education Center-West	10	2003	3	0	N/A	629	N/A	N/A
Drew, Charles Resource Center	10	1960-1998	12	21	N/A	352	N/A	N/A
Hallandale Adult Center*	24	1964-2001	19	14	690	1,131	441	61.0%
Lanier-James Education Center	5	1960-1986	10	8	219	285	66	76.8%
McFatter, William Tech Center*	34	1985-2001	11	1	577	546	(31)	105.7%
Old Dillard Community School (Museum)	1	1933	1	0	N/A	0	N/A	N/A
Pine Ridge Center	5	2005	1	0	89	253	164	35.2%
Seagull School	3	1961-2004	4	27	568	538	(30)	105.6%
Sheridan Tech Center	18	1967-1987	18	3	51	1,098	1047	4.6%
Sunset Learning Center	13	1996	2	0	192	213	21	90.1%
The Quest Center	9	1977-1993	4	0	194	303	109	64.0%
Whiddon Rogers Ed Center	15	1959-2004	20	0	477	1,645	1168	29.0%
Whispering Pines Ex Ed Center	16	1990	7	2	169	132	(37)	128.0%
Wingate Oaks Center	20	1974-1991	5	0	71	357	286	19.9%
Total	260		159	141	1,811	8,883		

*Adult enrollment is not reflected

**Includes Charles Drew Resource Center, Dave Thos-West
Source: School Board of Broward County, 2007

Special school locations are illustrated in **Map 1**. Similar to charter schools, special schools also have a district-wide attendance zone/concurrency service area. Current enrollment for 2006/2007 for the Broward County special schools is 1,811. Of the 20 special schools in Broward County, 5 had enrollment greater than their permanent FISH capacity. For the 2006/2007 school year, this translates into 25% of special schools not meeting their LOS.

Ancillary Facilities

Ancillary facilities provide general support for the operation of the district, not related to individual schools. There are 27 ancillary facilities in Broward County. Locations of these facilities are list in **Table 13** and illustrated in **Map 1**.

Table 13: Ancillary Facility Inventory

Facility	Address	City
B.E.C.O.N.	6600 SW Nova Dr	Davie
Coral Springs Aquatic Ctr	12441 Royal Palm Blvd	Coral Springs
E.C.I.A / Title 1	701 NW 31 Ave	Oakland Park
HORTT Admin	1700 SW 14 Ct	Fort Lauderdale
ITV Relay	Hammondville & Turnpike	Coconut Creek
KC Wright	600 SE 3 Ave	Fort Lauderdale
KC Wright / HRD	600 SE 3 Ave	Fort Lauderdale
Lockhart Stadium	5301 NW 12 Ave	Fort Lauderdale
M.E.T.R.I.C. - Multilingual/	1441 S Federal Hwy	Fort Lauderdale
North Area Bus Complex	2200 NW 18 St	Pompano Beach
North Area Bus Garage	2600 NW 18 Terr	Pompano Beach
North Area Maint.& Warehouse	6501 NW 15 Ave	Fort Lauderdale
North Area Superintendent-Pomp.	1400 NE 6 St	Pompano Beach
North Central Super. Office	7770 W Oakland Park Blvd	Sunrise
Rock Island Annex (Prof Dev Ctr)	2301 NW 26 St	Oakland Park
South Area Bus Garage	900 S University Dr	Pembroke Pines
South Area Maintenance	1295 N 21 Ave	Hollywood
Pioneer MS Annex	5400 SW 90 Ave	Cooper City
South Area Portable Annex	201 SW 172 Ave	Pembroke Pines
South Central Area Super. Office	1619 NE 4 Ave	Fort Lauderdale
Southwest Area Bus Complex	20251 Stirling Rd	Pembroke Pines
Tech & Support Srvs	7770 W Oakland Park Blvd	Sunrise
Twin Lakes Admin	4200 NW 10 Ave	Oakland Park
Twin Lakes Annex	4140 NW 10 Ave	Oakland Park
Twin Lakes Warehouse & Transportation	3810 NW 10 Ave	Oakland Park
West Central Bus Compound	2500 College Ave	Davie
Edgewood Admin (Whiddon Rogers)	1300 SW 32 Ct	Fort Lauderdale

Source: School Board of Broward County, 2007

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

The analysis of the current and five (5) year projected data of school facilities is compiled in the *Proposed Level of Service Plan (Attachment D)* and **Table 11** attached as **Attachment G**. They both represent information for the years 2006/2007 through 2011/2012, except the table contains detail costs associated with capacity improvements. The table shows the current & projected enrollment; permanent Florida Inventory of School Houses (FISH) capacity; Level of Service (LOS) percentage; surplus/deficit capacity to attain the permanent FISH; improvement strategy; the cost; cost per student station; and the school district's funding source. The current and projected enrollment is shown for each school. Schools are sorted by administrative area (North, North Central, South Central, and South) and by grade level (elementary, middle, and high). The LOS was calculated for each school and for each year of the five year period. The district's major improvement strategy is to add new schools and additions to the existing schools. Classroom additions are being added to 44 of the district's 138 elementary schools; 19 of the district's 42 middle schools; and 9 of the district's 31 high schools. Using this strategy of adding permanent additions along with 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.

As an improvement strategy to meet the LOS the school district will add a total of 997 classrooms over the five year period (2006/07 - 2011-12) at a cost of an estimated \$222 million dollars, averaging approximately \$13,100 per student station to be funded from the School District's Capital Fund. The breakdown by grade level is as follows:

<u>School Level</u>	<u>Classroom Addition</u>	<u>Average Cost per Student Station</u>
Elementary	533	\$12,635
Middle	254	\$11,521
High	210	\$15,303

All cost estimates are collected from the School District's Adopted Educational Facilities Plan (DEFP) 2006-2007 to 2010-2011. They will be updated after the tentative 2007-2008 to 2011-2012 DEFP is adopted later this year.

Concurrency Costs – Affected Parties The costs associated with achieving and maintaining the LOS during the five (5) year period are paid for and shared by public and private funding sources. **Table 17** details the primary public and private entities which pay for the capacity improvements. These include; *Millage* - funds collected through property taxes which are the primary revenue source. In addition, *Certificates of Participation (COPs)* which are similar to tax exempt municipal bonds. These are publicly offered bonds paid back though millage revenue. *Public*

Education and Capital Outlay (PECO) is another source which is a fund allocation by the State. This is the third largest revenue source for the School Board. These are funds based on bonding capacity provided by the State from gross receipts tax. *Impact Fees/Mitigation Funds* 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 **Table 11** which is attached as **Attachment G**. The improvement costs are derived from the financially feasible DEFP. There may be additional costs to meet concurrency which are addressed through Proportionate Share Mitigation provisions. These provisions and requirements are outlined in the Interlocal Agreement, specifically, Sections 8.14 and 8.15.

Land Area Requirements The estimated land area requirements necessary to support the capacity improvements planned over the five year period 2006/2007 to 2011/2012 for the school district are depicted in **Table 14** below. The estimated acres needed are calculated using an average acre amount; 11 acres per elementary, 21 acres per middle and 40 acres per high school. Capacity improvements which only involve building additions to existing school sites do not require additional land.

Table 14: Land Area Requirements

School Type	Improvement Type	# of Improvements	Estimated Acres Needed
Elementary	New school	10	111
Middle	New School	3	63
High	New School	2	80
Special	None	0	0
Total		15	254

Source: School Board of Broward County, 2007

The School Board is developing new “urban school” standards intended to reduce the acreage amounts required to build schools given the diminishing availability of land in Broward County.

Student Membership Projection Methodology The School District's primary projection tool for enrollment projections is a geographically based Cohort Survival model, which projects future students by grade. The Cohort Survival method is considered a very reliable procedure and is utilized by the State of Florida in their projections and the U.S. Census Bureau for their projections and reports. The model uses an "aging" concept that moves a group or cohort of people into the future and increases or decreases their numbers according to past experience through history.

Years of historical student enrollment data is used to create the survival ratio. That ratio is then used to project future students. The survival projection of kindergarten is more speculative and requires a different approach. Kindergarten is projected using a linear regression technique. Simply put, the linear regression is based upon what the numbers have been for the kindergarten population historically and this trend is continued into the future.

The student projections by Traffic Analysis Zone (TAZ) or neighborhood from the model are aggregated to individual schools based upon the neighborhoods (TAZs) that are located within school boundaries. This data is then carefully scrutinized. In some instances, individual TAZs are hand corrected to reflect changes in growth which are not picked up in the projection model's histories. These changes are checked and recorded.

The overall projections are compared and tested for reasonableness with other models such as the Florida Department of Education (DOE) projections, the Broward County Department of Urban Planning and Redevelopment population projections and the School District Cohort (grade by grade) model which is based upon current and historical 20th day enrollment counts. The Principals' projections are compared as well. Checks of reasonableness are performed on the model output by utilizing other techniques such as a cohort survival of one for a given population, attrition rates, and adding children which are anticipated to be the result of new residential development.

District staff continues to gather all information which assists in making projections. For example, each year the planning directors of municipalities in Broward County are contacted to discuss growth in their cities and provide current and forecasted building permits and certificates of occupancy. Staff also talks regularly with developers in the County and growth is monitored through the Facility Management, Planning, and Site Acquisition Department. All of this information is also used in determining the adjustments to the cohort model and as a "check" of the model.

At any given time the following factors may have an effect on the projections:

1. changes in the rate of new housing development within the county could lead to "over" projections;
2. changes in the rate of new housing development within the county (i.e. high interest rates or a recession may slow new housing starts and growth) could lead to "over" projections;
3. economic conditions (i.e. the creation of jobs usually means families are moving in) this can lead to "under" projections;
4. immigration; and
5. natural phenomena (i.e. Hurricane Andrew) which relocates people very quickly.

There are also decisions made within the district, which may have a dramatic affect upon projections. These include:

1. the location and number of bilingual clusters;
2. the location and number of ESE clusters;
3. the start of magnet programs (first year projections are difficult because of the lack of a "track record"); and
4. reassignments - beginning in 1996, the "open door" reassignment policy transfers have had impact the district projections;
5. choice - in addition to reassignments, magnets, and Adequate Yearly Progress (AYP), there are choice areas where students have a choice to attend more than one school;
6. vouchers - these programs allow transfers between schools which can affect projections;
7. Charter schools – opening/closing of charter school facilities throughout the year.

In essence, the model derives a growth factor or ratio for student survival 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, TAZs represent neighborhoods. There are over 900 TAZs in Broward County. The permanent FISH capacity data was extracted from the Florida Department of Education facilities and space inventory ...FISH. The FISH capacity at each school indicates the current design capacity of the school. The FISH data is updated every time a new addition or major remodeling and renovation takes place at a school. The LOS of each school was determined by taking 110% of the school's permanent capacity.

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

The long-term planning period for school facilities is ten years. **Table 15**, below, represents capacity needs information for the end of the ten year period through 2016/2017. The data compares the School District's LOS by grade level and Planning Area to the 2016 – 2017 projected student enrollments and the needed permanent capacity. As mentioned earlier, the LOS is calculated at 110% of permanent FISH capacity. The cumulative information presents a total permanent capacity of 295,518 versus a projected enrollment of 259,770 or an excess of 35,748 seats. This gap is a result of the projected declining enrollment that is occurring now and is projected to continue.

Table 15: Projected 10 Year School Facilities by Planning Area and District-Wide

Planning Area	School Type	LOS (110% Perm. Capacity)	Projected Enrollment 2016-17	Surplus or (Deficit) Capacity	Improvement Strategy	Projected Cost	Projected Added Capacity
Area A	Elementary School	16,324	14,317	2,007	None	N/A	N/A
	Middle School	8,919	8,212	707	None	N/A	N/A
	High School	13,710	11,960	1,750	None	N/A	N/A
	Charter	N/A	N/A	N/A	N/A	N/A	N/A
	Special School	0	0	0	None	N/A	N/A
Area B	Elementary School	24,244	18,719	5,525	None	N/A	N/A
	Middle School	9,581	9,380	201	None	N/A	N/A
	High School	12,624	10,024	2,600	None	N/A	N/A
	Charter	N/A	N/A	N/A	N/A	N/A	N/A
	Special School	2,158	1,341	817	None	N/A	N/A
Area C	Elementary School	19,106	16,485	2,621	None	N/A	N/A
	Middle School	9,277	9,374	(97)	Classroom Addition	\$1,500,000	99
	High School	10,913	7,858	3,055	None	N/A	N/A
	Charter	N/A	N/A	N/A	N/A	N/A	N/A
	Special School	0	0	0	None	N/A	N/A
Area D	Elementary School	18,117	16,890	1,227	None	N/A	N/A
	Middle School	9,496	9,283	213	None	N/A	N/A
	High School	14,903	14,823	80	None	N/A	N/A
	Charter	N/A	N/A	N/A	N/A	N/A	N/A
	Special School	278	125	153	None	N/A	N/A
Area E	Elementary School	14,143	11,665	2,478	None	N/A	N/A
	Middle School	7,559	5,907	1,652	None	N/A	N/A
	High School	9,799	5,772	4,027	None	N/A	N/A
	Charter	N/A	N/A	N/A	N/A	N/A	N/A
	Special School	3,986	1,657	2,329	None	N/A	N/A
Area F	Elementary School	24,415	23,768	646	None	N/A	N/A
	Middle School	10,635	12,250	(1,615)	New School	\$50,000,000	1,754
	High School	13,587	12,887	700	None	N/A	N/A
	Charter	N/A	N/A	N/A	N/A	N/A	N/A
	Special School	145	124	21	None	N/A	N/A
Area G	Elementary School	19,504	16,795	2,709	None	N/A	N/A
	Middle School	8,712	8,134	578	None	N/A	N/A
	High School	10,037	10,243	(206)	Classroom Addition	\$2,400,000	200
	Charter	N/A	N/A	N/A	N/A	N/A	N/A

Planning Area	School Type	LOS (110% Perm. Capacity)	Projected Enrollment 2016-17	Surplus or (Deficit) Capacity	Improvement Strategy	Projected Cost	Projected Added Capacity
	Special School	3,346	1,777	1,569	None	N/A	N/A
District-Wide	Elementary School	135,852	118,639	17,213	None	N/A	N/A
	Middle School	64,180	62,540	1,640	New School & Addition	\$51,500,000	1,853
	High School	85,572	73,567	12,005	Classroom Addition	\$2,400,000	200
	Charter	N/A	N/A	N/A	N/A	N/A	N/A
	Special School	9,914	5,024	4,890	None	N/A	N/A
	Total		295,518	259,770	35,748		\$53,900,000

Source: School Board of Broward County, 2007

There are slight seat deficiencies in Planning Area C in the middle school level capacity and Planning Area G in the high school level. A major deficiency of 1,615 middle school seats is projected to occur in Planning Area F. The range of seat availability by grade level is depicted in **Table 15A** below.

Table 15A: Analysis of Planning Area / Seat Availability

School Level	Planning Area	Seat Availability	Range
Elementary	B	5,525	High
	F	646	Low
Middle	E	1,652	High
	F	(1,615)	Low/Seat Deficit
High	E	4,027	High
	G	(206)	Low/Seat Deficit
Special	E	2,329	High
	A & C	0	Low

Source: School Board of Broward County, 2007

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

5. Collocation of School Facilities

The collocation of public school facilities with local government public/civic facilities, and shared use 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. Shared use facilities are facilities that are not located adjacent to each other, but owned by either the School Board or the local government, but shared by both parties through mutual agreement or understanding.

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

Existing Collocated Public School Facilities with Local Government Public/Civic Facilities, and Shared Use Facilities

The Collocation of Public School Facilities with Local Government Public/Civic facilities and Shared Use Report indicate that there are approximately two hundred and twelve (212) existing instances where public school facilities are collocated with local government public/civic facilities, and include shared use. Of this number, the School Board or local governments share use of one hundred and forty-six (146) public school facilities or local government public/civic facilities. However, majority of such facilities are School Board owned facilities. Also, sixty-five (65) of the 212 facilities are collocated/shared use facilities, and one is a collocated facility (P.A.L. Stadium collocated with Plantation High School).

Attachment E lists the existing collocation/shared use facilities. **Map 8** depicts the location of collocation/shared use facilities

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

Information provided by the local governments did not identify any potential sites that might enable the collocation/shared use of public school facilities with local government public/civic facilities. Further, the information provided lists twenty (20) instances that might potentially allow for the shared use of public school facilities and local government public/civic facilities. Ten (10) of the facilities are County owned, eight (8) are School Board owned and two (2) are municipal owned.

Currently there are few existing public school facilities that are collocated with local government public/civic facilities. Additional potential sites are needed to enable the collocation/shared use of public school facilities with local government public/civic facilities.

A study by a consultant to determine how the collocation of public school facilities with local government public/civic facilities can be enhanced in Broward County is currently being pursued. Such a study as it relates to these facilities may enable the most efficient use of public investment in the community's public infrastructure.

Attachment F lists the potential collocation/shared use facilities. **Map 9** depicts the location of potential collocation/shared use facilities

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

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

Historically, the School District and the County's municipalities have successfully worked together to utilize school facilities for community purposes. A Reciprocal Use Agreement (RUA) is the mechanism used to accomplish shared use between the municipalities and the School District. Several municipalities have RUAs with the School District. These municipalities include: Cooper City, Coral Springs, Fort Lauderdale, Hallandale Beach, Lauderhill, Miramar, North Lauderdale, Oakland Park, Parkland, Pembroke Pines and Pompano Beach. The agreements enable the entities to exchange use of their facilities without entering into a lease for such use. The agreements address each party's liability, operating and maintenance costs, scheduling of use, and other issues that may arise. School facilities are often used as meeting places for community associations and house several community programs such as summer youth programs.

7. Emergency Shelters

New educational facilities located outside a category 1, 2 or 3 evacuation zone are required to have core facility areas designed as Enhanced Hurricane Protection Areas unless the facility is exempted based on a recommendation by the local emergency management agency or the Department of Community Affairs. Certain factors are considered to qualify for the exemption, such as low evacuation demand, size, location, accessibility and storm surge. For example, schools within the county that have adequate shelter capacity may be exempt. **Table 16** is an inventory of schools within Broward County that serve as emergency shelters. **Map 10** depicts the location of the emergency shelter.

Table 16: List of Emergency Shelters

School Name	ADDRESS
Arthur Robert Ashe Jr Middle	1701 NW 23rd Avenue, Ft. Lauderdale 33311
Coconut Palm Elementary	13601 Monarch Lakes Blvd., Miramar 33027
Coral Cove Elementary	6100 SW 148th Avenue, Miramar 33027
Coral Glades High	2700 SportsplexDr., Coral Springs 33065
Everglades Elementary	2900 Bonaventure Blvd., Weston 33331
Everglades High	17100 SW 48th Court, Miramar 33027
Falcon Cove Middle	4251 Bonaventure Blvd., Weston 33332
Florinada Elementary	6251 NE 14th Way, Ft. Lauderdale 33334
Fox Trail Elementary	1250 Nob Hill Rd., Davie 33324
Gator Run Elementary	1101 Arvida Parkway, Weston 33327
Indian Ridge Middle	1355 Nob Hill Rd., Davie 33324
Lakeside Elementary	900 NW 136th Ave., 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 St., Weston 33332
McNicol Middle	1802 S. 27th Ave., Hollywood 33020
Millennium Middle	5803 NW 94th Ave., Tamarac 33321
Monarch High	5050 Wiles Road, Coconut Creek 33073
New Renaissance Middle	10701 Miramar Blvd., Miramar 33027
New River Middle	3100 Riverland Rd., Ft. Lauderdale 33312
Panther Run Elementary	801 NW 172nd Ave., 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 St., Coral Springs 33065
Plantation Elementary	651 NW 42nd Ave., Plantation 33317
Pompano Beach High	600 NE 13th Avenue, Pompano Beach 33060
Rock Island Elementary	2350 NW 18th Street, Ft. Lauderdale 33311
Silver Lakes Elementary	2300 SW 173rd Ave., Miramar 33029
Silver Palms Elementary	1209 NW 155th Ave., Pembroke Pines 33028
Silver Trail Middle	18300 Sheridan St., Pembroke Pines 33331
Sunset School Center	3775 SW 16th St., Ft. Lauderdale 33312
Sunset Lakes Elementary	16400 SW 25th St., Miramar 33027
Tradewinds Elementary	6400 Johnson Rd., Coconut Creek 33073
Walker Elementary	1001 NW Fourth St., Ft. Lauderdale 33311
Westglades Middle	11000 Holmberg Road, Parkland 33076

8. Funding Sources for Capital Improvements

The School Board of Broward County has total projected revenue, and financing sources of \$3,487,371,000 for public school capital improvements for the 5 year period ending 2011-2012 as depicted in **Table 17**. The major source of revenue is millage, which is collected from local property taxes and comprises 56% of total revenue. The projected appropriations for those funds are depicted in **Table 18**. The primary appropriation is for debt service, which comprises 31% of total appropriations.

Table 17: Estimated Revenue and Financing Sources (stated in thousands)

Revenue & Financing Sources	2007-08	2008-09	2009-10	2010-11	2011-12	Total	%
Millage & Interest	\$335,871	\$360,595	\$388,552	\$418,278	\$451,835	\$1,955,131	56.06%
COPs & Interest	465,389	322,492	169,060	202,704	154,511	1,314,156	37.68%
Impact/Mitigation Fees and Interest	11,500	12,000	12,500	12,500	12,500	61,000	1.75%
Miscellaneous Local	155	155	155	155	155	775	0.02%
PECO - Construction	12,047	1,431	2,226	2,566	2,936	21,206	0.61%
PECO - SSMA	18,685	13,426	12,964	12,820	12,964	70,859	2.03%
CO & DS & Interest	1,000	1,000	1,000	1,000	1,000	5,000	0.15%
Class Size Reduction	22,552	4,000	4,000	4,000	0	34,552	0.99%
FEMA	14,692	4,000	2,000	2,000	2,000	24,692	0.71%
	\$881,891	\$719,099	\$592,457	\$656,023	\$637,901	\$3,487,371	100.00%

Table 18: Estimated Appropriations (stated in thousands)

Estimated Appropriations	2007-08	2008-09	2009-10	2010-11	2011-12	Total	%
Capacity Additions	\$249,591	\$202,297	\$39,459	\$169,972	\$65,072	\$726,391	20.83%
Remodeling & Renovations	146,307	50,982	30,252	4,525	81,324	313,390	8.99%
Debt Service	146,145	203,030	230,151	247,622	261,569	1,088,517	31.21%
Indoor Air Quality	18,393	14,360	14,181	3,500	3,500	53,934	1.55%
Technology	25,150	23,750	20,200	21,950	20,200	111,250	3.19%
Safety	35,203	21,671	15,663	17,542	36,879	126,958	3.64%
Capital Improvements	35,102	40,840	36,021	31,801	19,223	162,987	4.67%
ADA Compliance	14,617	4,738	15,014	50	50	34,469	0.99%
Equipment	20,800	15,462	9,363	13,623	6,443	65,691	1.88%
Vehicles	17,598	18,400	22,153	18,258	11,407	87,816	2.52%
Land	53,435	18,719	38,320	2,140	1,634	114,248	3.27%
Portables	7,000	1,500	7,500	5,000	5,000	26,000	0.75%
Capitalized Cost	22,950	23,750	24,580	25,440	26,000	122,720	3.52%
Construction Cost Adjustment	0	15,000	25,000	30,000	35,000	105,000	3.01%
Legal & Contingency	3,600	3,600	3,600	3,600	3,600	18,000	0.52%
Lease Purchase	11,000	11,000	11,000	11,000	11,000	55,000	1.58%
Maintenance Transfer	55,000	50,000	50,000	50,000	50,000	255,000	7.31%
Property & Casualty Insurance	20,000	0	0	0	0	20,000	0.57%
	\$881,891	\$719,099	\$592,457	\$656,023	\$637,901	\$3,487,371	100.00%

Source: The School Board of Broward County 2007-2008 Tentative 5-Year DEFP, 2007

The projected capital outlays, by school facility for the 5 year period are depicted in Appendix E, Schedule 5 of the Draft 2007 Tentative 5-Year DEFP, **Attachment B**. The projected millage rate and debt capacity over the 5 year period are included in **Table 19** below.

Table 19: Estimated Expenditures - Debt Service/Capacity

The School Board of Broward County, Florida
 Estimated Expenditures - COPs Debt Service
 Fiscal Years 2007-08 to 2016-17

Debt Service Description	Project Funds	Par Amount	2007-08	2008-09	2009-10	2010-11	2011-12	5-Year Total
Series 1997B			\$ 4,327,243	\$ 4,328,893	\$ 4,323,708	\$ 4,325,788	\$ 4,325,775	\$ 21,631,507
Series 1997A			7,688,250	7,692,000	7,689,750	7,686,000	0	30,756,000
Series 2000 QZAB			350,712	350,712	350,712	350,712	350,712	1,753,560
Series 2001 QZAB			368,121	368,121	368,121	368,121	368,121	1,840,605
Series 2001A			15,114,750	15,104,090	15,111,828	21,386,513	8,623,613	75,340,794
Series 2001B			8,842,395	8,485,745	8,852,200	8,489,400	5,271,938	39,941,678
Series 2003A			14,561,491	14,561,729	14,557,879	14,561,034	14,560,744	72,802,877
Series 2003B			5,964,735	5,964,845	5,966,720	0	0	17,896,300
Series 2004A			8,724,413	8,724,513	8,722,013	8,728,638	8,725,588	43,625,165
Series 2004B			3,699,000	3,699,000	3,699,000	3,699,000	10,509,000	25,305,000
Series 2004C			10,137,296	10,034,396	10,124,234	10,125,374	10,141,194	50,562,494
Series 2004D			4,651,332	4,754,249	4,663,505	4,663,505	4,651,332	23,383,923
Series 2004 QZAB			53,062	53,062	53,062	53,062	53,062	265,310
Series 2005A			14,930,030	14,932,468	14,931,118	14,931,280	14,929,080	74,653,976
Series 2005B			1,778,400	1,778,400	1,778,400	1,778,400	1,778,400	8,892,000
2006A			9,842,068	9,842,068	9,842,068	9,842,068	18,122,068	57,490,340
2006B			2,852,055	2,852,055	2,852,055	2,855,215	2,852,055	14,263,435
Series 2007 Issuance			20,008,400	20,003,800	20,007,600	20,004,000	20,002,800	100,026,600
Debt Service-New COPs (Previously Authorized and Not Yet Issued)	643,117,216	633,407,000	12,251,381	34,303,868	36,754,144	41,654,696	49,005,525	173,969,614
Debt Service-New COPs 2008A	461,889,000	469,279,000		35,195,925	35,195,925	35,195,925	35,195,925	140,783,700
Debt Service-New COPs 2009A	318,892,000	324,096,000			24,307,200	24,307,200	24,307,200	72,921,600
Debt Service-New COPs 2010A	165,560,000	168,209,000				12,615,675	12,615,675	25,231,350
Debt Service-New COPs 2011A	199,204,000	202,391,000					15,179,325	15,179,325
Debt Service-New COPs 2012A	151,011,000	153,427,000						0
Total New COPs Issuance:	1,939,773,216							
Debt Per Year:			\$ 146,145,134	\$ 203,030,039	\$ 230,151,242	\$ 247,621,606	\$ 261,569,132	\$ 1,088,517,153

Millage Growth Factor: 7.45% 7.84% 7.73% 8.10%

Capital Millage (95% of 2 Mills)	\$ 331,870,948	\$ 356,595,334	\$ 384,552,408	\$ 414,278,309	\$ 447,834,872
Estimated COPs Debt Service Capacity - Value of (1.2) Mill @ 95%	199,122,569	213,957,200	230,731,445	248,566,985	268,700,911
Debt Service Utilization Percentage	73.39%	94.89%	99.75%	99.62%	97.35%

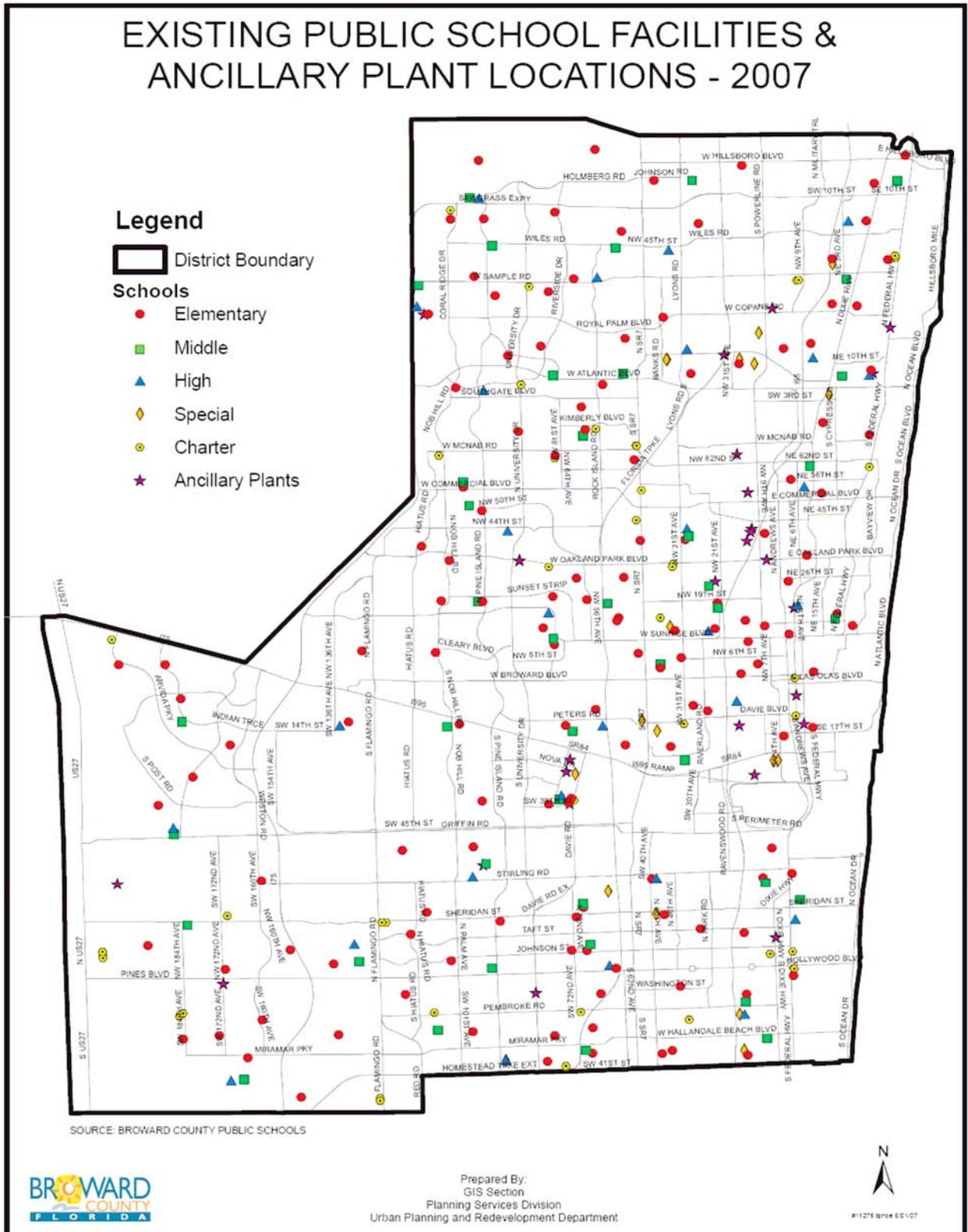
Assumptions:
 1. 25 year financing term
 2. Variable Growth in Property Values (see Millage Growth Factor above)
 3. \$7.5 million of debt service per \$100 million of debt
 4. Debt Service capacity calculated at 95% of projected capital millage at 60% (1.2 mill)
 5. Offering Costs estimated at 1.6% rounded to the nearest thousand dollars

Notes: The statutory limit for COPs debt service is 75% (1.5 mill) of the projected capital millage.

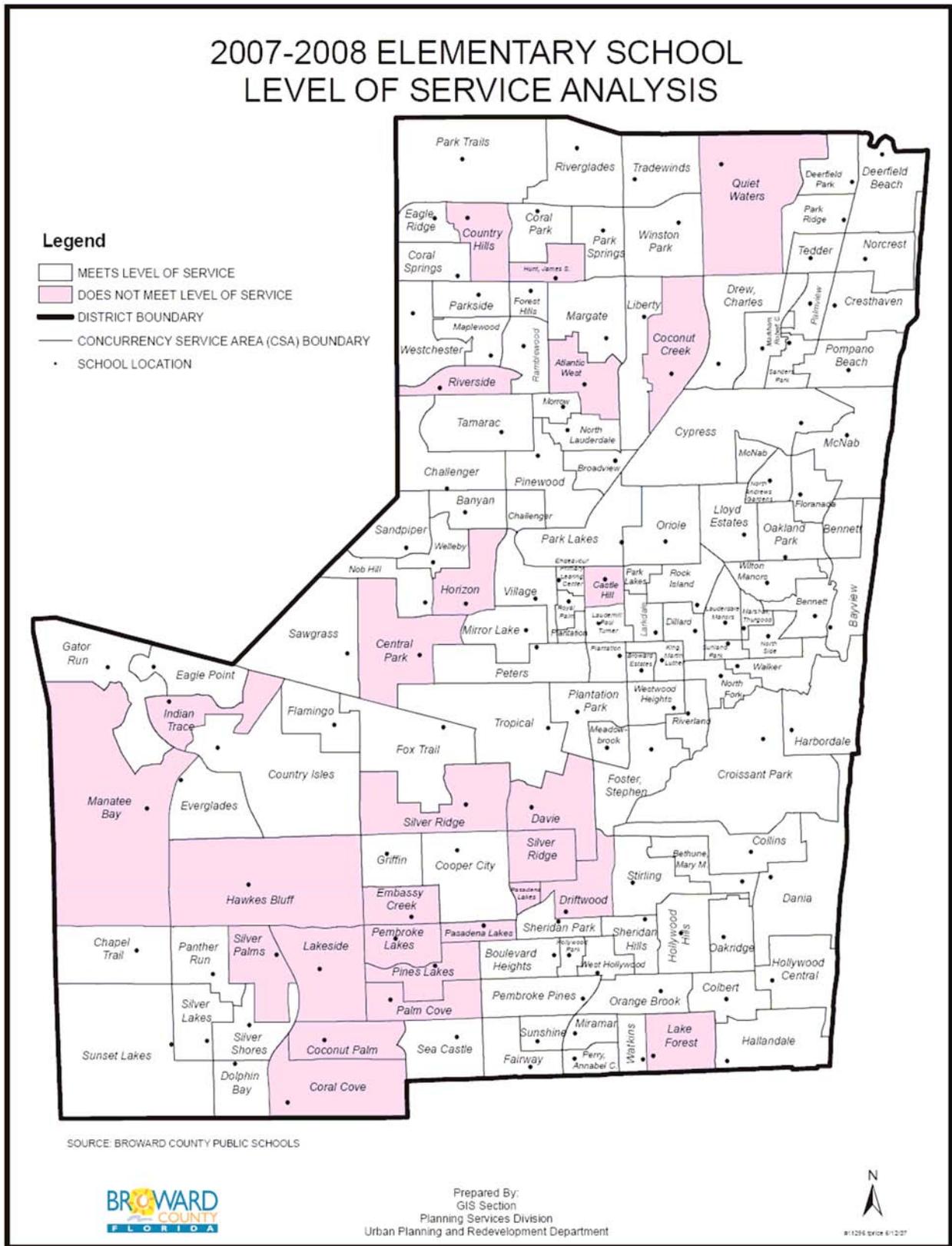
Source: The School Board of Broward County 2007-2008 Tentative Draft 5-Year DEFP, 2007

Operating Cost Considerations: Transportation costs to operate the 1,546 buses which transport more than 81,000 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 \$484.1 million dollars on transportation and \$1.6 billion dollars on maintenance. Utility costs are included as part of the maintenance estimate. Square footage increases also impact the budget guidelines for calculating custodial staff at every school site. The administrative sites also include the housing for four area maintenance departments, a district maintenance staff as well as the facilities and construction management departments that totals over a thousand employees.

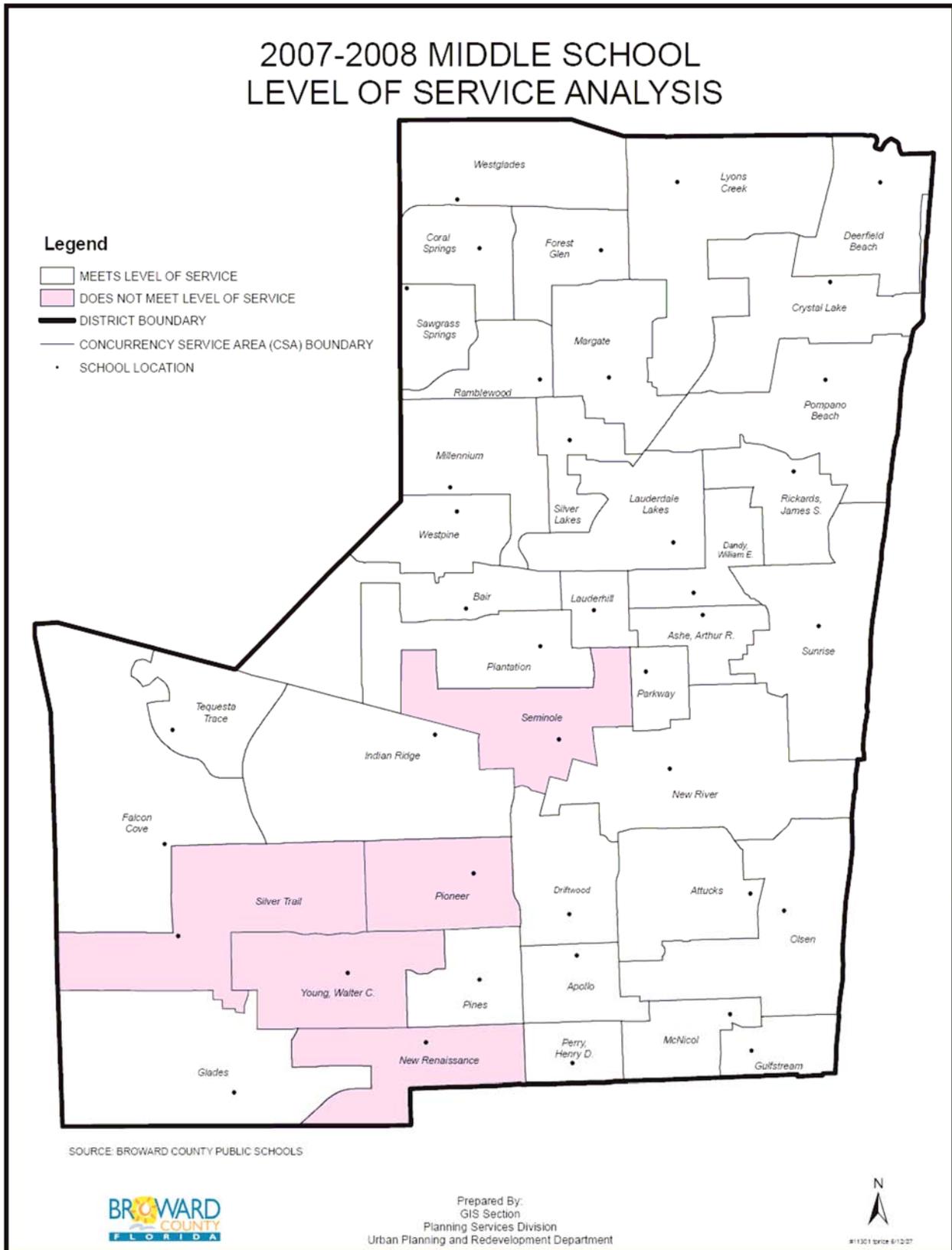
MAP 1: Existing Public Schools & Ancillary Facilities – 2007



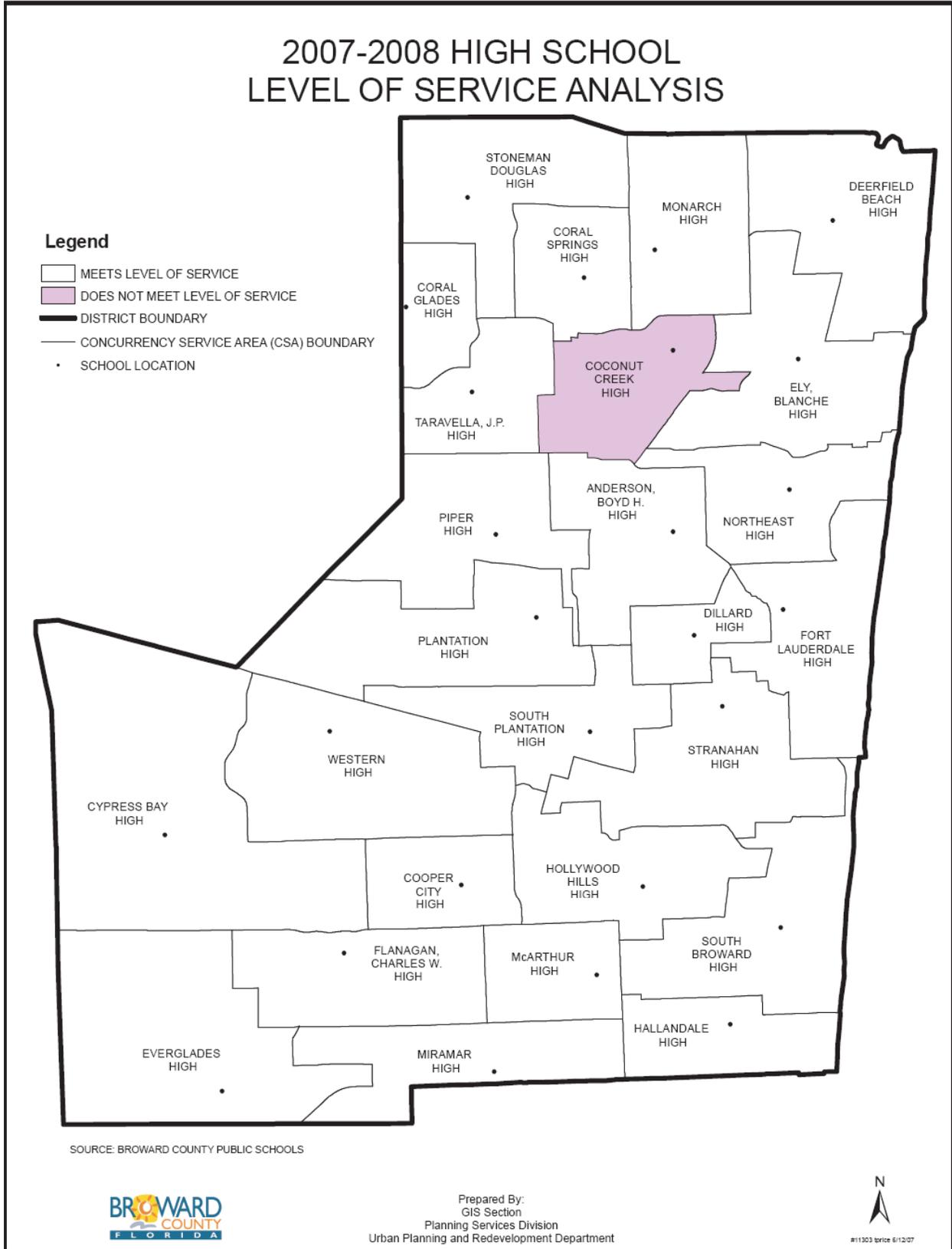
MAP 2: Elementary School LOS – 2007-2008



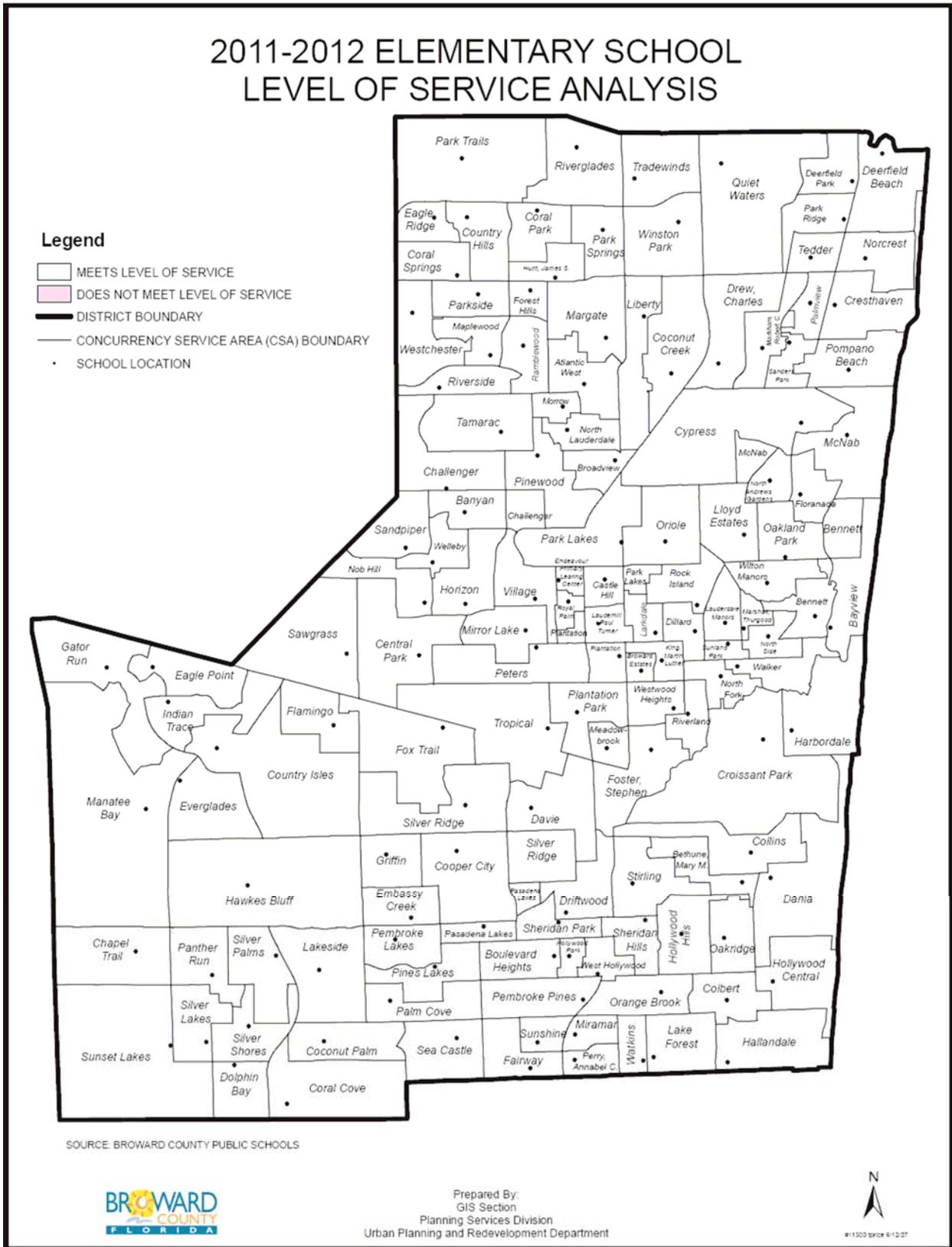
MAP 3: Middle School LOS – 2007- 2008



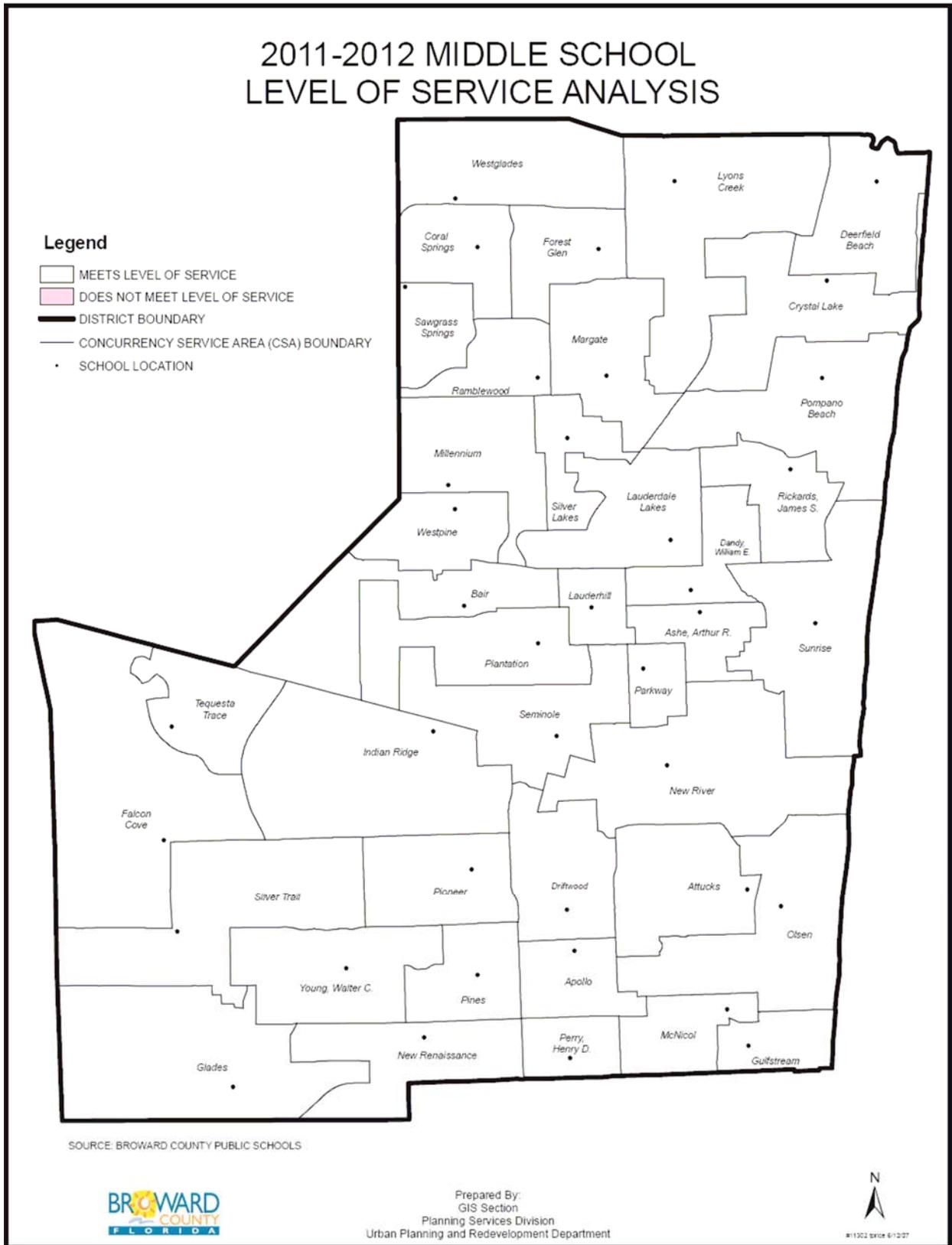
MAP 4: High School LOS – 2007- 2008



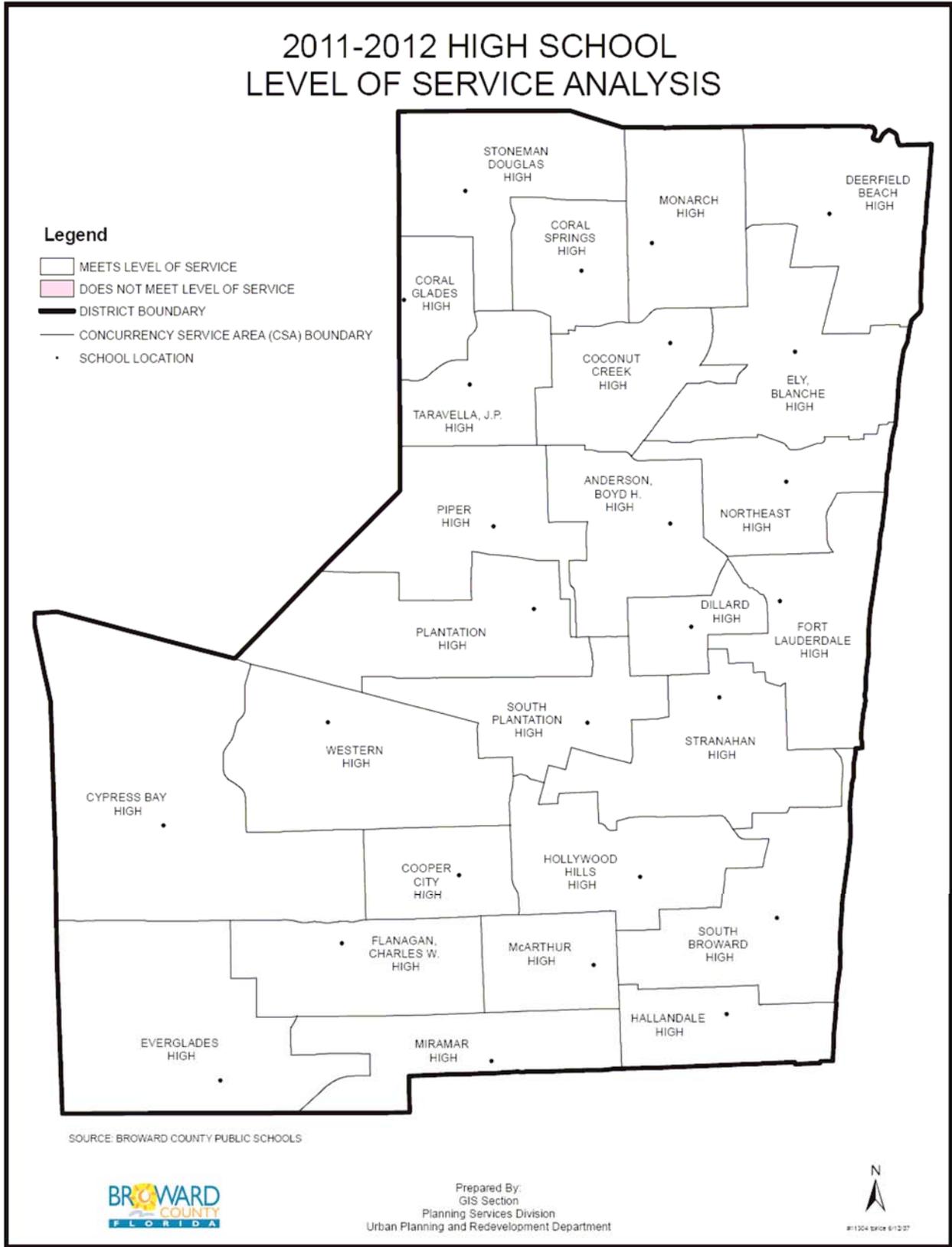
MAP 5: Elementary School LOS - 2011-2012



MAP 6: Middle School LOS – 2011 - 2012

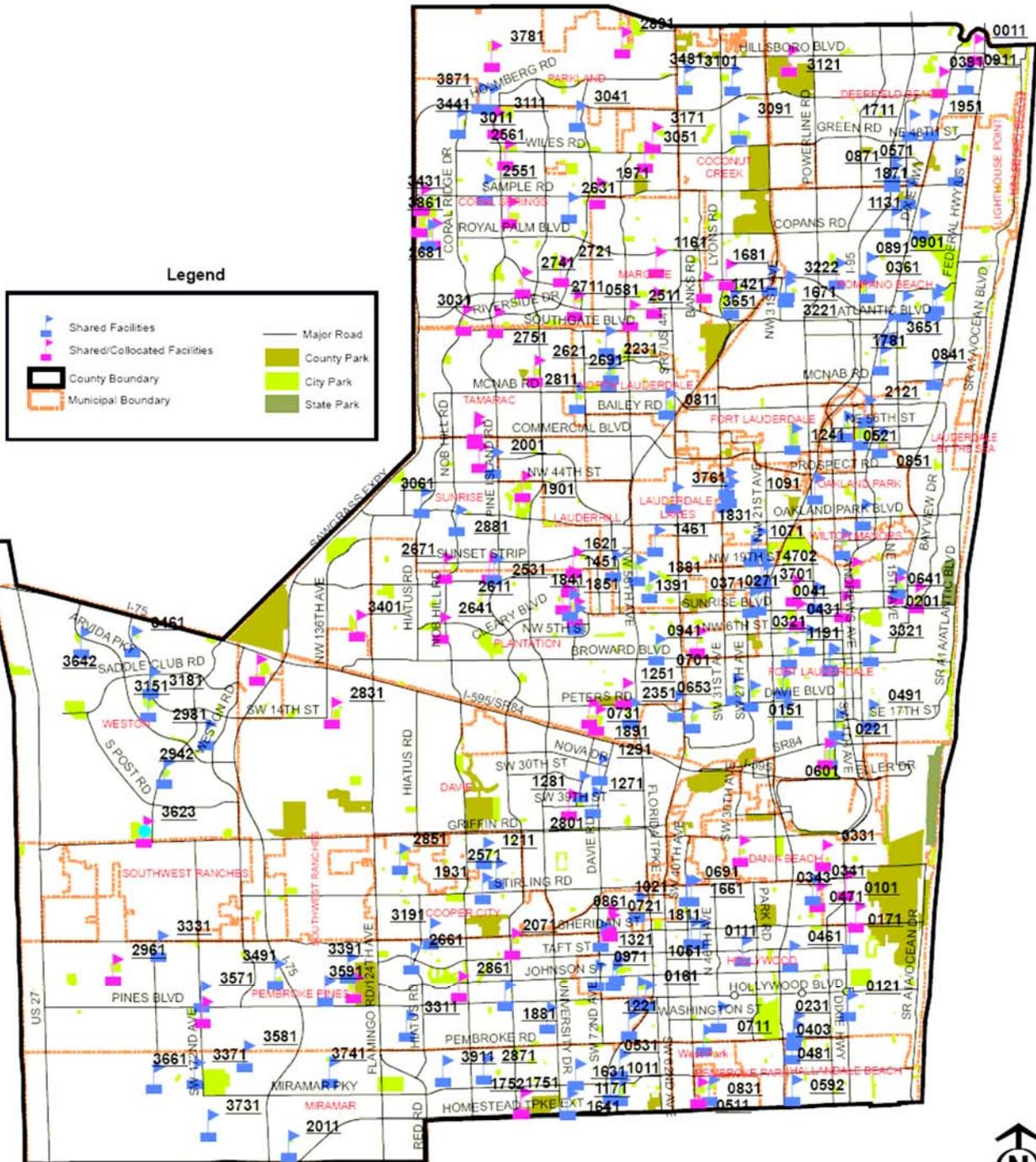


MAP 7: High School LOS – 2011- 2012



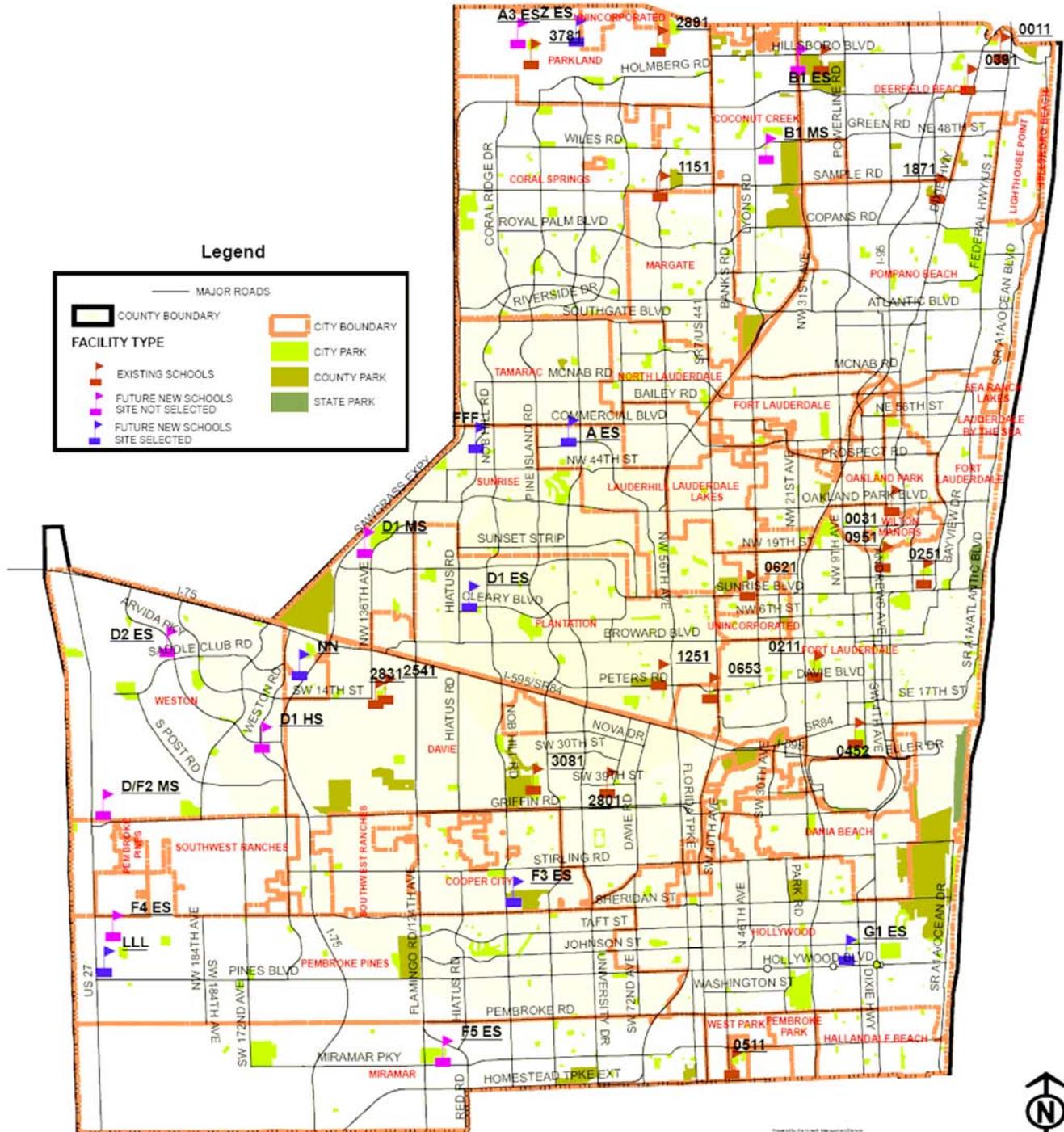
MAP 8: Existing Collocation and Shared Use Inventory

EXISTING COLLOCATION AND SHARED USE INVENTORY MAP



MAP 9: Potential Collocation and Shared Use Inventory

POTENTIAL COLLOCATION AND SHARED USE INVENTORY MAP



MAP 10: Emergency Shelters

