

# City of Cooper City Comprehensive Plan

## Chapter 9 Public School Facilities Element

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## **LIST OF ATTACHMENTS**

**(See Attached CD-ROM)**

- A. Interlocal Agreement for Public School Facilities (ILA)
- B. Tentative 5-Year District Educational Facilities Plan (DEFP) (2007-2012)
- C. School Board of Broward County Educational Plant Survey (2001-2006)
- D. 2007-2012 Level of Service (LOS) Plan
- E. Existing Collocation Facilities
- F. Potential Collocation Facilities
- G. Table 11: Current & Projected 5-Year (S/T) School Facilities (each school)

\*\* Attachments for review in the Growth Management Department

## I. INTRODUCTION

Legislation enacted by the 2005 Florida Legislature (Senate Bill 360, Laws of Florida 2002-290) mandates a comprehensive focus on school planning by requiring local governments and school boards to adopt a school concurrency system. School concurrency ensures coordination between local governments and school boards in planning and permitting residential developments that affect school capacity and utilization rates. Under the provisions adopted with Senate Bill 360 the following actions are needed to implement school concurrency:

- Update existing public school interlocal agreements (ILA) between school boards and local governments and the Intergovernmental Coordination Element to include coordinated procedures for implementing school concurrency (Sections 163.3177 (6) (h) (1), 163,31777, F.S., and 163.3180 (13), F.S.);
- Each local government is to adopt a Public School Facilities Element (PSFE) into the comprehensive plan (Sections 163.3180(13)(a) and 163.3177 (12), F.S., and Rule 9J-5.025, F.A.C.);
- Adopt level of service (LOS) standards to establish maximum permissible school utilization rates relative to capacity, and include LOS standards in the amended Capital Improvements Element of the comprehensive plan and in the updated ILA (Section 163.3180 (13) (b), F.S.);
- Establish a financially feasible Public School Capital Facilities Program (PSCFP) to include in the amended Capital Improvement Element of the comprehensive plan (Section 163.3180 (13) (d)1., F.S.);
- Establish proportionate-share mitigation methodology and options to be included in the PSFE and the ILA (Section 163.3180 (13) (e), F.S.); and
- Establish Public School Concurrency Areas (CSAs) to define the geographic boundaries of school concurrency, and include the CSAs in the updated ILA and in the supporting data and analysis section for the comprehensive plan (Sections 163.3180 (13) (c) and 163.3180 (g)(5), F.S.)

### **Public School Facilities Element Requirements**

The law requires that local governments adopt a PSFE as part of their comprehensive plans to establish a framework for the planning of public schools (Section 163.3177(12),F.S.). The Florida Department of Community Affairs (DCA) established a phased schedule for adoption of the elements. Broward County and its municipalities are required to adopt the elements no later than February 1, 2008.

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

- Goals shall establish the long term end toward which public school programs and activities are ultimately directed; and
- Objectives shall be provided for each goal, setting specific, measurable intermediate ends that are achievable and mark progress to achieve an identified goal.

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The minimum content for policies includes the following:

- Procedure for an annual update process;
- Procedure for school site selection;
- Procedure for school permitting;
- Provision for infrastructure necessary to support proposed schools, including potable water, wastewater, drainage, solid waste, transportation, and means by which to assure safe access to schools including sidewalks, bicycle paths, turn lanes, and signalization;
- Provision for collocation of other public facilities, such as parks, libraries, and community centers, in proximity to public schools;
- Provision for location of schools proximate to residential areas and to complement patterns of development including the location of future school sites so they serve as community focal points;
- Measures to ensure compatibility of school sites and surrounding land uses;
- Coordination with adjacent local governments and the school district on emergency preparedness issues, including the use of public schools to serve as emergency shelters; and
- Coordination with the future land use element.

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

- The anticipated location of educational and ancillary plants, including the general location of improvements to existing schools or new schools anticipated over the five (5) year or long term planning period; and
- The maps will, out of necessity, be general for the long-term planning period and more specific for the five (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 PSFE must address the following:

- How level of service standards will be achieved and maintained;
- The interlocal agreement (ILA) adopted pursuant to s. 163.31777 and the five (5) year school district facilities work plan 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;
- Information on existing development and development anticipated for the next five (5) years and the long-term planning period;
- An analysis of problems and opportunities for existing schools and schools anticipated in the future;

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- 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;
- Projected future population and associated demographics, including development patterns year by year for the upcoming five (5) year and long-term planning periods; and
- Anticipated educational and ancillary plants with land area requirements.

## **II. SUPPORT DOCUMENT**

### **A. Overview of School Facilities Planning**

#### **1. Concurrency Management System (CMS)**

The concurrency management system for Broward County and its municipalities is an intergovernmental effort that is grounded in the provisions of the Broward County Charter, which provides 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) is 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 county and municipal 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 City of Cooper City and Broward County Land Development Codes contain the Concurrency Management System. The Codes require plat approval of all parcels of land prior to receiving a Development Order. Per State requirements, the point of review for Public School Concurrency is at plat or site plan (or functional equivalent).

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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 and City 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 City for review by the School District according to the provisions and processes outlined in Section 8.13 of the Interlocal Agreement.

## **2. 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.

## **3. Discussion of 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. Student capacity 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

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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.

## **4. Discussion of 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 experienced school sites becoming 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 building envelope 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 more compact building footprint, implementing the sharing of parking and playfields, as well as exploring the use of parking garages to replace the use of 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

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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 difficulty.

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 20<sup>th</sup> 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.

| <b>Table 1: Summary of Enrollment Projections</b> |   |  |  |  |  |
|---|---|--|--|--|--|
| <b>School Type</b>                                | <b>2006-2007<br/>20<sup>th</sup> Day<br/>Enrollment</b> | <b>2007-2008<br/>Projected<br/>School Year</b> | <b>2007-2008<br/>Increase<br/>over<br/>20<sup>th</sup> Day</b> | <b>2011-2012<br/>Projected<br/>School<br/>Year</b> | <b>2011-2012<br/>Increase over<br/>20<sup>th</sup> Day</b> |
| 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  |
| <b>TOTAL</b>                                      | <b>262,616</b>  | <b>259,259</b>                                 | <b>(3,357)</b>   | <b>257,764</b>                                     | <b>(4,852)</b>   |

Source: School Board of Broward County, 2007

The District is projected to decrease total enrollment (pre-kindergarten through twelfth grade students) by 4,852, 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

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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 PreK-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 that are 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 efforts 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:

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- 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 successfully utilized multi-track schedules for an elementary school. 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 supportive of the multi-track scheduling which has shown increases in student achievement and attendance with 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 there is one primary school with grade levels of K-3. Some

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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 option, 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 schools are expected to open for the 2007-08 school year and provide parents additional choices.

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

Source: School Board of Broward County, 2007

## **5. The 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 has more than 45,400 volunteers and 2,350 school level partners that support Broward Schools. Broward County Public Schools has launched the Speakers Bureau which offers 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 facilitates 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 Amaturio 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 Cooper City

The City of Cooper City has experienced slight population growth since 2000. In 2000 the city's population was 27,939, and in 2006, the population was 29,859, a growth of approximately 7%. Though the city is approaching "build-out", expectations are that growth will continue at a steady rate roughly the same if not slightly higher than in the

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last six years both in terms of percentage and in absolute growth as the city anticipates the development of one of Broward's largest remaining vacant tracts of land -- the "Waldrep" property which is now owned by TOUSA Homes, and is currently under development. This tract is approximately 520 acres in size and has been approved for 1,910 dwelling units. Assuming all of these units get built, the population increase from development of this property alone would add approximately 5,730 persons over the next 5-7 years. The "Waldrep" property development is in addition to the potential for buildout of our infill parcels and redevelopment of older developed properties. At the same time the demographics of the population will continue to change. A larger percentage of growth will come as result of in-migration from abroad.

The City of Cooper City is a suburban community located in South Florida and is known as being very family-oriented with a low median age of residents (36.7) and a very low percentage of residents over the age of 65 (6.7), as of the 2000 Census. In 2006, the City's population grew to 29,859, which is an increase of approximately 40 percent over the 1990 population of 21,335. In contrast, according to the Bureau of Economic and Business Research at the University of Florida, the population of Broward County grew about 5 percent during the same time period.

| <b>YEAR</b> | <b>POPULATION</b> |
|-------------|-------------------|
| 2000        | 27,939            |
| 2005        | 29,369            |
| 2010        | 32,295            |
| 2015        | 38,368            |
| 2018        | 38,540            |

**Source:** Broward County and Cooper City  
Growth Management Department

Population growth in the city as well as in the county continues to be driven by net migration. People are attracted to the South Florida Region by external factors such as the climate, economy, and lifestyle. Increases in certain demographic categories were due to the effect of Hurricane Andrew on the migration of households from Dade to Broward County. The average household size was 3.06 in 2000. In 2000, the City's population was 27,939, and in 2005, it was to be 29,369, a growth rate of 5.1 percent. The County's population grew from 1,621,387 in 2000, to 1,790,180 in 2005, or a 9 percent growth rate since 2000. Although the county's projected rate of growth exceeds the City's, the differences in the two rates are significant in that the City's rate of growth has been significantly reduced since between the years 1990 to 2000.

# City of Cooper City Comprehensive Plan

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## School Age Population – Broward County

As with population growth in general, Broward’s and the city’s school age population has experienced considerable growth since 1970. In some ways it reflects the overall demographics of the population growth. The influx of retirees through the early 1980’s caused a drop in the Kindergarten through 12<sup>th</sup> Grade population to decrease by more than 5% of the total. The decline continued into 1990; but by 2000, the K-12 population’s percentage of the total increased. As the population grows 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. This large growth is primarily due to a lower than average count of population in 2000 for this age group in conjunction with the younger, international migration population. 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.

| <b>Table 4:<br/>School Age Population Broward County 1970-2015</b> |                              |                   |              |                                    |                   |              |
|--|------------------------------|-------------------|--------------|------------------------------------|-------------------|--------------|
| <b>Year</b>  | <b>School Age Population</b> |                   |              | <b>Percent of Total Population</b> |                   |              |
|  | <b>K-12</b>                  | <b>Higher Ed.</b> | <b>Total</b> | <b>K-12</b>                        | <b>Higher Ed.</b> | <b>Total</b> |
| <b>1970</b>  | 141,289                      | 43,859            | 185,148      | 22.8%                              | 7.1%              | 29.9%        |
| <b>1980</b>  | 175,546                      | 86,963            | 262,509      | 17.2%                              | 8.5%              | 25.8%        |
| <b>1990</b>  | 190,563                      | 89,584            | 280,147      | 15.1%                              | 7.1%              | 22.3%        |
| <b>2000</b>  | 298,243                      | 99,026            | 397,269      | 18.4%                              | 6.1%              | 24.5%        |
| <b>2005</b>  | 329,696                      | 139,243           | 468,939      | 18.7%                              | 7.9%              | 26.6%        |
| <b>2010</b>  | 361,604                      | 158,247           | 519,851      | 19.0%                              | 8.3%              | 27.3%        |
| <b>2015</b>  | 392,304                      | 166,471           | 558,775      | 19.2%                              | 8.2%              | 27.4%        |

## Housing Characteristics

According to the 2000 Census, 95 percent of the city’s housing stock consisted of single family, and 5 percent consisted of multi-family homes. By comparison, 52 percent of the County’s housing stock consisted of single family, 45 percent consisted of multi-family, and 3 percent consisted of mobile homes. In 2000, 92 percent of the city’s households owned their home. By comparison, for the year 2002, 70 percent of the county’s households owned their own home.

## City of Cooper City Comprehensive Plan

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In 2002, residential development represented approximately 2,538 acres of the City’s 4,330 total acres, or approximately 59% of the City’s total acres. Of this amount, single family homes were by far the predominate type of residential development which represented approximately 99% of the residential component of the built environment within Cooper City. The balance of the residential component consisted of townhouses.

According to the EAR, in 2002 single family homes accounted for 2,228 acres of total residential acres, 88 percent of the residential acreage, and 51 percent of the City’s total acres. Multi-family homes accounted for 310 acres of total residential acres or 7 percent of the residential acreage.

### Development Trends

As Broward County and the city approach “build-out” while still feeling the pressure of population growth, new residential construction will shift from being predominantly single-family to predominantly multi-family. **Table 5** below depicts forecasted Certificates of Occupancy for the City of Cooper City, and represents this shift. While the actual numbers will deviate from this, the general trend will apply.

| <b>Table 5:<br/>Residential CO’s Issued by Type</b> |                      |                     |              |                                  |
|---|----------------------|---------------------|--------------|----------------------------------|
| <b>Year</b>   | <b>Single Family</b> | <b>Multi-Family</b> | <b>Total</b> | <b>Change from Previous Year</b> |
| 2004  | 135                  | 0                   | 135          |                                  |
| 2005  | 101                  | 0                   | 101          | -34                              |
| 2006  | 11                   | 0                   | 11           | -90                              |
| 2007  | 50                   | 64                  | 114          | 103                              |
| 2008  | 211                  | 78                  | 289          | 175                              |
| 2009  | 215                  | 74                  | 289          | 0                                |
| 2010  | 103                  | 312                 | 415          | 126                              |
| 2011  | 57                   | 482                 | 539          | 124                              |
| 2012  | 0                    | 370                 | 370          | -169                             |

Source: City of Cooper City – Growth Management Department

**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 6**. 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 7**, 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.

| 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                  |
| <b>Total</b> | <b>2,225</b>        | <b>1,578</b>          | <b>266,775</b>     | <b>8,919</b>         | <b>13,071</b>        | <b>1,830</b>           | <b>32,632,197</b>     | <b>1,333,585</b>        |

Source: School Board of Broward County, 2007

**Table 7:  
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 8**.

# City of Cooper City Comprehensive Plan

**Table 8:  
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                    | 873                         | 873                                | 2                  | 127.8%        |
| 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%        |
| 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                     | 810                         | 1,087                              | 2                  | 74.5%         |
| 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                     | 740                         | 853                                | 2                  | 486.7%        |
| Floranada Elementary              | 11                | 1999-1999 | 2                   | 0                     | 721                         | 814                                | 1                  | 88.6%         |

# City of Cooper City Comprehensive Plan

**Table 8:  
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 |
|------------------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------|---------------|
| 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                     | 568                         | 615                                | 1                  | 92.3%         |
| 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                    | 900                         | 687                                | 2                  | 131%          |
| 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%         |
| 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%        |

# City of Cooper City Comprehensive Plan

**Table 8:  
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 |
|-----------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------|---------------|
| 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%        |
| 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%         |

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**Table 8:  
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 |
|-----------------------------------|-------------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|--------------------|---------------|
| 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%        |
|                                   |                   |           |                     |                       |                             |                                    |                    |               |
| <b>Total</b>                      | <b>1493</b>       |           | <b>1062</b>         | <b>703</b>            | <b>112,789</b>              | <b>111,507</b>                     |                    |               |

Source: School Board of Broward County, 2007 – School Board of Broward County 20<sup>th</sup> Day Enrollment Report, September 18, 2008

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%        |

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**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% Perm. FISH (Student Capacity) | of LOS (110% of FISH) | % of Capacity |
|-------------------------|-----------------|-----------|---------------------|-----------------------|-----------------------------|------------------------------------|-----------------------|---------------|
| 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                    | 2,370                       | 1,343                              | 2                     | 176.4%        |
| 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                    | 2,260                       | 1,727                              | 2                     | 130.8%        |
| 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                    | 1,561                       | 1,175                              | 2                     | 132.9%        |
| 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%         |
| 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                    | 1,647                       | 1,382                              | 2                     | 119.2%        |
| 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%        |
|                         |                 |           |                     |                       |                             |                                    |                       |               |
| <b>Total</b>            | <b>781</b>      |           | <b>367</b>          | <b>501</b>            | <b>61,924</b>               | <b>54,770</b>                      |                       |               |

Source: School Board of Broward County, 2007; School Board of Broward County 20<sup>th</sup> Day Enrollment Report September 18, 2008

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,

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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 Acres  | Size | 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                    | 2,318                       | 2,592                              | 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                   | 3,943                       | 3,311                              | 2                  | 133.2%        |
| 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%        |
| 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                    | 3,134                       | 2,352                              | 1                  | 113.2%        |
| <b>Total</b>                      | <b>1060</b> |      |           | <b>439</b>          | <b>574</b>            | <b>72,072</b>               | <b>71,280</b>                      |                    |               |

Source: School Board of Broward County, 2007; School Board of Broward County 20<sup>th</sup> Day Enrollment Report September 18, 2008

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High school locations and attendance zones/ concurrency service areas (CSAs) are illustrated in **Map 4**. High school enrollment for 2006/2007 was 72,072 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**.

| <b>Table 10:<br/>Current Profile – Broward County Charter Schools 2006/ 2007</b> |                 |                                   |                                    |                                     |
|--|-----------------|-----------------------------------|------------------------------------|-------------------------------------|
| <b>Facility Name &amp; Location</b>  | <b>Capacity</b> | <b>Current Enrollment 2006/07</b> | <b>Surplus or Deficit Capacity</b> | <b>Projected Enrollment 2011/12</b> |
| Broward Community Charter West<br>11401 NW 56 <sup>th</sup> Drive, Coral Springs | 274             | 252                               | 22                                 | 274                                 |
| Broward Community Charter Elementary<br>201 University Drive, Coral Springs      | 151             | 151                               | 0                                  | 360                                 |
| Broward Community Charter Middle<br>201 University Drive, Coral Springs          | 66              | 42                                | 24                                 | 198                                 |
| Central Charter School<br>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<br>1395 S SR 7, North Lauderdale   | 225             | 199                               | 26                                 | 225                                 |
| Charter School of Excellence<br>1217 SE 3 Ave, Fort Lauderdale                   | 314             | 311                               | 3                                  | 311                                 |
| City of Coral Springs Charter School<br>3205 N University Drive, Coral Springs   | 1,600           | 1,606                             | (6)                                | 1,610                               |
| Downtown Academy of Technology and Arts<br>101 SE 3 Ave, Fort Lauderdale         | 132             | 95                                | 37                                 | 264                                 |
| Eagle Academy<br>3020 NW 33 Ave, Lauderdale Lakes                                | 400             | 325                               | 75                                 | 400                                 |
| Eagles' Nest Elementary<br>1840 NE 41 <sup>st</sup> St, Pompano Beach            | 300             | 125                               | 175                                | 300                                 |
| Eagles' Nest Middle<br>1840 NE 41 <sup>st</sup> St, Pompano Beach                | 175             | 90                                | 85                                 | 175                                 |
| Early Beginnings West<br>3117 SW 13 <sup>th</sup> Court, Fort Lauderdale         | 18              | 6                                 | 12                                 | 36                                  |
| Charter Institute Annex<br>5420 N SR 7, North Lauderdale                         | 264             | 50                                | 214                                | 1,200                               |
| Excelsior Charter of Broward<br>10046 W McNab Rd, Tamarac                        | 108             | 37                                | 71                                 | 108                                 |
| Florida Intercultural Academy<br>1704 Buchanan St, Hollywood                     | 300             | 119                               | 181                                | 300                                 |
| Hollywood Academy of Arts and Science Elem<br>1720 Harrison St, Hollywood        | 450             | 438                               | 12                                 | 650                                 |
| Hollywood Academy of Arts and Science Middle<br>1720 Harrison St, Hollywood      | 225             | 190                               | 35                                 | 450                                 |
| Chancellor Charter School at Weston<br>2500 Glades Circle, Weston                | 1,000           | 1,000                             | 0                                  | 1,000                               |
| Life Skills<br>2360 W Oakland Park Blvd, Oakland Park                            | 400             | 315                               | 85                                 | 400                                 |

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| <b>Table 10:<br/>Current Profile – Broward County Charter Schools 2006/ 2007</b>            |                 |                                   |                                    |                                     |
|---|-----------------|-----------------------------------|------------------------------------|-------------------------------------|
| <b>Facility Name &amp; Location</b>   | <b>Capacity</b> | <b>Current Enrollment 2006/07</b> | <b>Surplus or Deficit Capacity</b> | <b>Projected Enrollment 2011/12</b> |
| North Broward Academy of Excellence Middle<br>8200 SW 17 <sup>th</sup> St, North Lauderdale | 150             | 130                               | 20                                 | new constr                          |
| North Broward Academy of Excellence Elem<br>957 SW 71 Ave, North Lauderdale                 | 370             | 369                               | 1                                  | new constr                          |
| City of Pembroke Pines Charter Elem East Campus 10801<br>Pembroke Road, Pembroke Pines      | 600             | 600                               | 0                                  | 600                                 |
| City of Pembroke Pines Charter Middle West<br>18500 Pembroke Road, Pembroke Pines           | 600             | 600                               | 0                                  | 600                                 |
| City of Pembroke Pines Charter High<br>17189 Sheridan St, Pembroke Pines                    | 1,864           | 1,700                             | 164                                | 1,800                               |
| Paragon Academy of Technology<br>2210 Pierce St, Hollywood                                  | 198             | 121                               | 77                                 | 198                                 |
| Paragon Elementary<br>3311 N Andrews EXT, Pompano Beach                                     | 232             | 129                               | 103                                | 232                                 |
| Parkway Academy<br>7451 Riviera Blvd, Miramar   | 550             | 365                               | 185                                | 525                                 |
| City of Pembroke Pines Charter Elem Central<br>12500 Sheridan St, Pembroke Pines            | 600             | 599                               | 1                                  | 600                                 |
| City of Pembroke Pines Charter Elem West<br>1680 SW 184 Ave, Pembroke Pines                 | 600             | 600                               | 0                                  | 600                                 |
| City of Pembroke Pines Charter Middle Central<br>12350 Sheridan St, Pembroke Pines          | 600             | 598                               | 2                                  | 600                                 |
| Pompano Charter Middle<br>3311 N Andrews EXT, Pompano Beach                                 | 132             | 35                                | 97                                 | 132                                 |
| Smart School Institute High<br>3020 NW 33 Ave, Lauderhill                                   | 500             | 405                               | 95                                 | 600                                 |
| Smart School Middle - #5071<br>3698 NW 15 St, Lauderhill                                    | 484             | 285                               | 199                                | 484                                 |
| Somerset Academy - Davie #5211<br>3788 SW Davie Road, Davie                                 | 156             | 144                               | 12                                 | 156                                 |
| Somerset Conservatory<br>20807 Johnson St, Pembroke Pines                                   | 22              | 20                                | 2                                  | 22                                  |
| Somerset Academy Elem<br>20803 Johnson St, Pembroke Pines                                   | 910             | 883                               | 27                                 | 910                                 |
| Somerset Academy High School<br>20801 Johnson St, Pembroke Pines                            | 568             | 524                               | 44                                 | 568                                 |
| Somerset Academy Middle School<br>20803 Johnson St, Pembroke Pines                          | 710             | 653                               | 57                                 | 710                                 |
| Somerset Academy Miramar Elem<br>12425 SW 53 <sup>rd</sup> St, Miramar                      | temp            | 140                               | temp                               | temp                                |
| Somerset Academy Miramar Middle<br>12425 SW 53 <sup>rd</sup> St, Miramar                    | temp            | 26                                | temp                               | temp                                |
| Somerset Neighborhood School<br>12425 SW 53 <sup>rd</sup> St, Miramar                       | 80              | 77                                | 3                                  | 77                                  |
| Sunrise Community<br>7100 Oakland Pp Blvd, Sunrise  | 350             | 109                               | 241                                | 350                                 |
| Sunshine Academy<br>7130 Pembroke Rd, Miramar   | 450             | 75                                | 375                                | 450                                 |
| Sunshine Elementary<br>2210 Pierce St, Hollywood  | 116             | 60                                | 56                                 | 116                                 |
| Susie Daniel Charter Elementary<br>2201 SW 42 <sup>nd</sup> Ave, West Park                  | 300             | 165                               | 135                                | 300                                 |
| Touchdowns 4 Life<br>10044 W McNab Rd, Tamarac  | 160             | 105                               | 55                                 | 150                                 |
| <b>Total</b>  | <b>18,799</b>   | <b>15,922</b>                     | <b>3,043</b>                       | <b>20,136</b>                       |

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.

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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%         |
| <b>Total</b>                          | <b>260</b>      |           | <b>159</b>          | <b>141</b>            | <b>1,811</b>                | <b>8,883</b>                          |                               |               |

\*Adult enrollment is not reflected

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

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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**.

| <b>Table 13: Ancillary Facility Inventory</b> |                          |                 |
|---|--------------------------|-----------------|
| <b>Facility</b>                               | <b>Address</b>           | <b>City</b>     |
| 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 (Exhibit 4)* and **Table 11** attached as **Exhibit 7**. They both represent information for the years 2006/2007 through 2011/2012; however, the table contains detailed 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; cost of improvement; 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 all schools will meet the LOS within the five year planning period. It should be noted that school centers are not listed because 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, and *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.

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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 **Exhibit 7**. 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.

| <b>Table 14: Land Area Requirements</b> |                         |                          |                               |
|---|-------------------------|--------------------------|-------------------------------|
| <b>School Type</b>                      | <b>Improvement Type</b> | <b># of Improvements</b> | <b>Estimated Acres Needed</b> |
| Elementary                              | New school              | 10                       | 111                           |
| Middle                                  | New School              | 3                        | 63                            |
| High                                    | New School              | 2                        | 80                            |
| Special                                 | None                    | 0                        | 0                             |
| <b>Total</b>                            |                         | <b>15</b>                | <b>254</b>                    |

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 both 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 enrollment is projected using a linear regression technique. The linear regression for kindergarten enrollment is based upon what the numbers have been for the kindergarten population historically and this trend is then continued into the future.

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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 preparing 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) 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.

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**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                      |

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| <b>Table 15:<br/>Projected 10 Year School Facilities by Planning Area and District-Wide</b> |                   |                           |                              |                               |                       |                     |                          |
|---|-------------------|---------------------------|------------------------------|-------------------------------|-----------------------|---------------------|--------------------------|
| Planning Area   | School Type       | LOS (110% Perm. Capacity) | Projected Enrollment 2016-17 | Surplus or (Deficit) Capacity | Improvement Strategy  | Projected Cost      | Projected Added Capacity |
| <b>Area G</b>   | 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                      |
|   | Special School    | 3,346                     | 1,777                        | 1,569                         | None                  | N/A                 | N/A                      |
| <b>District-Wide</b>  | 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                      |
| <b>Total</b>  |                   | <b>295,518</b>            | <b>259,770</b>               | <b>35,748</b>                 |                       | <b>\$53,900,000</b> | <b>2,053</b>             |

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.

| <b>Table 15A:<br/>Analysis of Planning Area / Seat Availability</b> |               |                   |                  |
|---|---------------|-------------------|------------------|
| 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 feet 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, the 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).

**Exhibit 5** 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.

**Exhibit 6** 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, and display the achievements of society. In addition, they 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.

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**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      | 13801 Monarch Lakes Blvd., Miramar 33027    |
| Coral Cove Elementary        | 5100 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         | 5251 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               | 1602 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 19th Street, Ft. Lauderdale 33311   |
| Silver Lakes Elementary      | 2300 SW 173rd Ave., Miramar 33029           |
| Silver Palms Elementary      | 1209 NW 165th 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      | 18400 SW 25th St., Miramar 33027            |
| Tradewinds Elementary        | 5400 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.

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**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%          |
|                                     | <b>\$881,891</b> | <b>\$719,099</b> | <b>\$592,457</b> | <b>\$656,023</b> | <b>\$637,901</b> | <b>\$3,487,371</b> | <b>100.00%</b> |

**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%          |
|                               | <b>\$881,891</b> | <b>\$719,099</b> | <b>\$592,457</b> | <b>\$656,023</b> | <b>\$637,901</b> | <b>\$3,487,371</b> | <b>100.00%</b> |

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, **Exhibit 2**. The projected millage rate and debt capacity over the 5 year period are included in **Table 19** below.

# City of Cooper City Comprehensive Plan

**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   | \$ 4,328,993   | \$ 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      | 8,832,200      | 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      | 8,724,313      | 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  | 653,407,000 | 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                                      | 318,992,000  | 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                |
| <b>Total New COPS Issuance:</b>                                  | <b>1,939,773,216</b>   |             |                |                |                |                |                |                  |
| 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 | \$ 447,834,852 |                  |
| 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:   | <ol style="list-style-type: none"> <li>1. 25 year financing term</li> <li>2. Variable Growth in Property Values (see Millage Growth Factor above)</li> <li>3. \$7.5 million of debt service per \$100 million of debt</li> <li>4. Debt Service capacity calculated at 95% of projected capital millage at 60% (1.2 mill)</li> <li>5. Offering Costs estimated at 1.6% rounded to the nearest thousand dollars</li> </ol> |             |                |                |                |                |                |                  |
| 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 total over a thousand employees.

## III. GOALS, OBJECTIVES AND POLICIES

### GOAL I – PUBLIC SCHOOL CONCURRENCY

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

#### **OBJECTIVE 1.1. FINANCIALLY FEASIBLE DISTRICT EDUCATIONAL FACILITIES PLAN**

The School Board, pursuant to Chapters 163.3177 and 163.3180 F.S. and the Interlocal Agreement for Public School Facility Planning (ILA), shall prepare and annually update and adopt the Five-Year District Educational Facilities Plan (DEFP) which shall contain a five-year financially feasible schedule of capital improvements to address existing deficiencies and achieve and maintain the adopted level of service in all concurrency service areas (CSA's). The School Board shall also ensure that school facilities are planned to meet the long term planning period of the Public School Facilities Element (PSFE) of the City of Cooper City and Broward County Comprehensive Plans.

**Evaluation Measure Objective 1.1** - Annual updates and adoption of the ILA and maintenance of adopted level of service in the CSA's pursuant to the five-year financially feasible schedule of capital improvements.

##### POLICY 1.1.1.

The DEFP shall include a financially feasible schedule of capacity additions to existing schools and construction of new schools to eliminate existing level of service deficiencies and meet the needs of projected growth for the five-year planning period. This financially feasible schedule shall be annually adopted into the City of Cooper City and Broward County Capital Improvements Elements. This adoption may either be by reference or by restatement of the relevant portions of the adopted DEFP, but in no event shall the city or county attempt to modify the adopted DEFP.

##### POLICY 1.1.2.

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

##### POLICY 1.1.3.

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

## POLICY 1.1.4.

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

## POLICY 1.1.5.

Annually adopted updates to the DEFP and CSA maps shall be coordinated with annual plan amendments to the CIE of the city and county comprehensive plans. The annual plan amendments shall ensure that the schedule of capital improvements within the respective elements continues to be financially feasible and the LOS will be achieved and maintained.

## **OBJECTIVE 1.2 CONCURRENCY MANAGEMENT SYSTEM**

The City of Cooper City shall adopt a county-wide public school concurrency management system as adopted by the county for implementation of public school concurrency to ensure that public school facilities are available at the adopted level of service standard concurrent with the impact of proposed residential development.

**Evaluation Measure Objective 1.2** - Record of adoption of LDR's to implement county-wide public school concurrency management system consistent with the ILA within 90 days after adoption of PSFE.

## POLICY 1.2.1.

The City will continue to implement and update when necessary land development regulations which ensure that all facilities will either meet the adopted level of service standards identified in the comprehensive plan elements and land development regulations, and are available concurrent with the impacts of development, or development orders and permits are specifically conditioned on the availability of the facilities and services necessary to serve the proposed development.

## POLICY 1.2.2.

The CSA's shall be the annually adopted school attendance boundaries for each elementary, middle and high school. The maps of the CSA's are maintained in the data and analysis section of the PSFE.

## POLICY 1.2.3.

The Level of Service Standard shall be 110% of the permanent Florida Inventory of School Housing (FISH) capacity for each public elementary, middle and high school.

## POLICY 1.2.4.

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

## City of Cooper City Comprehensive Plan

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### POLICY 1.2.5.

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

### POLICY 1.2.6.

The City of Cooper City shall not approve a residential plat or site plan (or functional equivalent) until the School Board has reported that the school concurrency requirement has been satisfied consistent with the provisions and procedures in the ILA and county and city LDR's.

### POLICY 1.2.7.

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

### POLICY 1.2.8.

The projected student impact of a proposed residential development shall be determined using the student generation rates approved by the School Board and adopted within the city and county land development (zoning) code. The student generation rates shall be reviewed and updated by the School Board at least every three years through coordination activities with the city and county.

### POLICY 1.2.9.

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

### POLICY 1.2.10.

The public school concurrency approval for residential site plans shall expire if development within the site plan does not commence within 5 years following the date of City Commission and/or Planning and Zoning Board final approval.

### **OBJECTIVE 1.3. PROPORTIONATE SHARE MITIGATION**

The School Board, pursuant to chapter 163.3180 F.S., and the ILA shall adopt proportionate share mitigation alternatives which provide an option for residential developments unable to meet the public school concurrency requirement. Upon approval of a proportionate share mitigation alternative by the School Board and completion of necessary binding agreements, a development will be deemed to have met the public school concurrency requirement and may proceed.

**Evaluation Measure Objective 1.3** – Record of binding agreements for proportionate share mitigation alternatives.

**POLICY 1.3.1**

A residential development's proportionate share mitigation value shall be determined by multiplying the number of additional student stations needed to mitigate the impact of the proposed development on schools within the affected CSA(s) not meeting the adopted LOS standards, by the State cost per student station for each school type plus a land impact cost share. Pursuant to Section 163.3180(13) (e) (2), F.S., the applicant's proportionate share mitigation obligation shall be credited toward any other impact fee imposed by local ordinance for the same need, on a dollar-for-dollar basis, at fair market value.

**POLICY 1.3.2.**

Proportionate share mitigation shall enhance the capacity of the schools or provide for the construction of new schools serving the proposed residential development. The mitigation shall equate to at least one permanent classroom, which may be funded by one or more residential developments, or other identified funding sources. Mitigation that results in the need for school site(s) shall primarily be the dedication of land. Proportionate share mitigation shall include the following options, as further defined and subject to, procedures and requirements of the ILA:

1. Purchase or dedication of needed elementary, middle or high school sites;
2. Construction of capacity improvements identified in years four (4) or five (5) of the DEFP including advancement of such improvements into the first three years of the DEFP;
3. Construction of previously unplanned schools, classroom additions, modular classrooms or similar facilities. Such facility capacity shall be included in the first three years of the DEFP through an amendment approved by the School Board;
4. Construction of the needed capacity at one or more charter schools; and
5. Other mitigation options approved by the School Board on a case by case basis contingent upon a finding by the School Board that the option mitigates the impact of the proposed development.

**POLICY 1.3.3.**

Mitigation shall be assured by a legally binding agreement between the School Board, the applicant, the City of Cooper City and Broward County (as applicable), which shall be executed prior to the issuance of final subdivision plat or site plan approval (or functional equivalent). If the School Board agrees to the mitigation, the School Board must commit in the agreement to placing the improvement required for mitigation in the first three years of the DEFP.

**GOAL 2 – COLLABORATE AND COORDINATE TO MAXIMIZE QUALITY EDUCATION**

Maximize collaboration and coordination between the City of Cooper City, Broward County, and the School Board to effectively plan for public elementary and secondary school facilities to meet the current and future needs of Broward County's public school population. Pursuant to Chapter 163.3177 F.S., the City Cooper City and Broward County shall coordinate and cooperate to ensure the adopted public school facilities elements are consistent with each other.

## **OBJECTIVE 2.1 LAND USE CONSISTENCY, COMPATIBILITY & ADEQUATE INFRASTRUCTURE**

The City of Cooper City, Broward County, and the School Board shall establish coordination mechanisms to ensure that the locations of existing and proposed school sites are compatible with and proximate to the existing and planned land uses they serve. Such coordination shall also ensure there is adequate public infrastructure available to serve existing and planned school sites including infrastructure which provides safe access to schools.

**Evaluation Measure Objective 2.1** – Record of School facility locations that are compatible with and proximate to the existing and planned land uses they serve and that adequate infrastructure is in place to serve the school facilities.

### **POLICY 2.1.1.**

The City of Cooper City, Broward County, and the School Board will coordinate through the procedures established in the ILA and the city and county planning processes to ensure that existing and proposed public school facility sites are consistent and compatible with the land use categories, future land use maps and policies of the city and county comprehensive plans and enable a close integration between existing and planned schools and surrounding land uses.

### **POLICY 2.1.2.**

The City of Cooper City, Broward County, and the School Board shall coordinate to prepare projections of future development and public school enrollment growth, and to ensure such projections are consistent with the city and county future land use maps as well as the School Board's Long Range Public School Facilities Map, consistent with the procedures and requirements identified in the ILA.

### **POLICY 2.1.3.**

Consistent with Section 163.3177(12)(g), F.S., the city and county PSFE shall include future condition maps showing existing and anticipated school facilities for the short term (5 year) and long term (10 year) planning time frames. Maps 1 through 12 (located in the PSFE support document) depict the short and long term existing and anticipated public school facilities and ancillary plants.

### **POLICY 2.1.4.**

Consistent with provisions and procedures in the ILA, the School Board will advise the city and county of inconsistencies in comprehensive plans and plan amendments with the DEFP and Long Range Facilities Plan.

### **POLICY 2.1.5.**

The School Board shall monitor and participate in the city's plat, site plan, Development of Regional Impact, land use plan amendment, and other development order/permit processes that may have an impact on current or planned public educational facilities in Broward County.

### POLICY 2.1.6.

The City of Cooper City, Broward County, and the School Board shall utilize the procedures identified within the ILA, including the Staff Working Group and Oversight Committee established by the ILA, to coordinate the annual review of school enrollment projections in addition to the preparation and annual reviews of public school facilities elements, and ensure that the elements are consistent with each other.

### POLICY 2.1.7.

The School Board shall annually update and adopt the DEFP and transmit it, including any supplemental amendments, to the city and county for amendment to their respective CIE's to incorporate the updated DEFP consistent with the provisions and procedures of the ILA.

### POLICY 2.1.8.

The City of Cooper City, Broward County, and the School Board shall share and coordinate information through the plat, site plan, and school siting processes and procedures identified in the ILA to ensure the location, phasing, and development of public school facilities, including additions to existing facilities, is coordinated with the provision of necessary public infrastructure including water and sewer, roads, drainage, sidewalks, mass transit and other infrastructure required to support the public school facilities.

### POLICY 2.1.9.

The City of Cooper City shall coordinate with the county and School Board through the school siting process identified in the ILA as well as county and city platting and site plan processes to implement strategies, consistent with Florida's Safe Ways to School Program, which reduces hazardous conditions and provides direct, unobstructed and safe access for pedestrian travel (including sidewalks, bicycle paths, signage and signalization) to existing and new school facilities.

## **OBJECTIVE 2.2. SCHOOL FACILITY SITING, COLLOCATION & DESIGN**

The City of Cooper City, Broward County, and the School Board, pursuant to the ILA, shall coordinate the location of public school facilities relative to the location of other public facilities such as parks, libraries and community centers, and promote schools to be focal points within the community.

**Evaluation Measure Objective 2.2** – Record of proposed school facilities collocated with other public facilities such as parks, libraries and community centers.

### POLICY 2.2.1.

In the planning, siting, land acquisition, permitting and development of a new school facility or significant renovation or expansion, the School Board shall coordinate with Broward County and the City of Cooper City on the availability of public facilities, services and grounds (especially for the purposes of collocating parks; libraries; ball fields; community centers; and public safety, parking, drainage and other appropriate facilities).

## City of Cooper City Comprehensive Plan

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### POLICY 2.2.2.

The City of Cooper City, Broward County, and the School Board shall pursue shared-use and collocation of school sites with city and county facilities having similar facility needs, such as libraries, parks, ball fields, and other recreation facilities. At a minimum, per the ILA, the city and county will look for opportunities to collocate and share use of their facilities when preparing updates to the schedule of capital improvements within their comprehensive plans and planning and designing new or renovated facilities.

### POLICY 2.2.3.

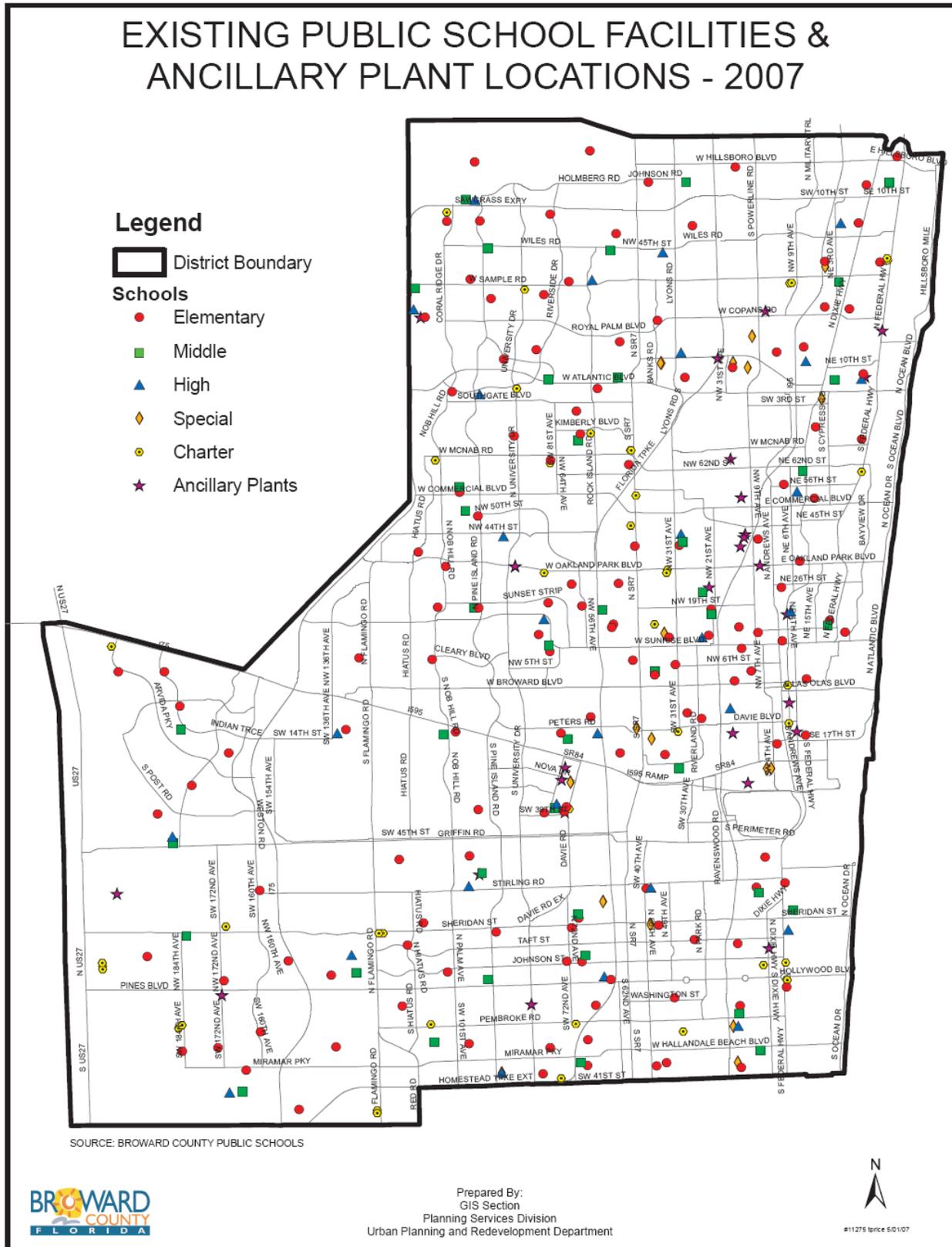
Through the design of school facilities, establishment of school siting standards and pursuit of collocation opportunities, the School Board shall encourage school facilities to serve as community focal points.

### POLICY 2.2.4.

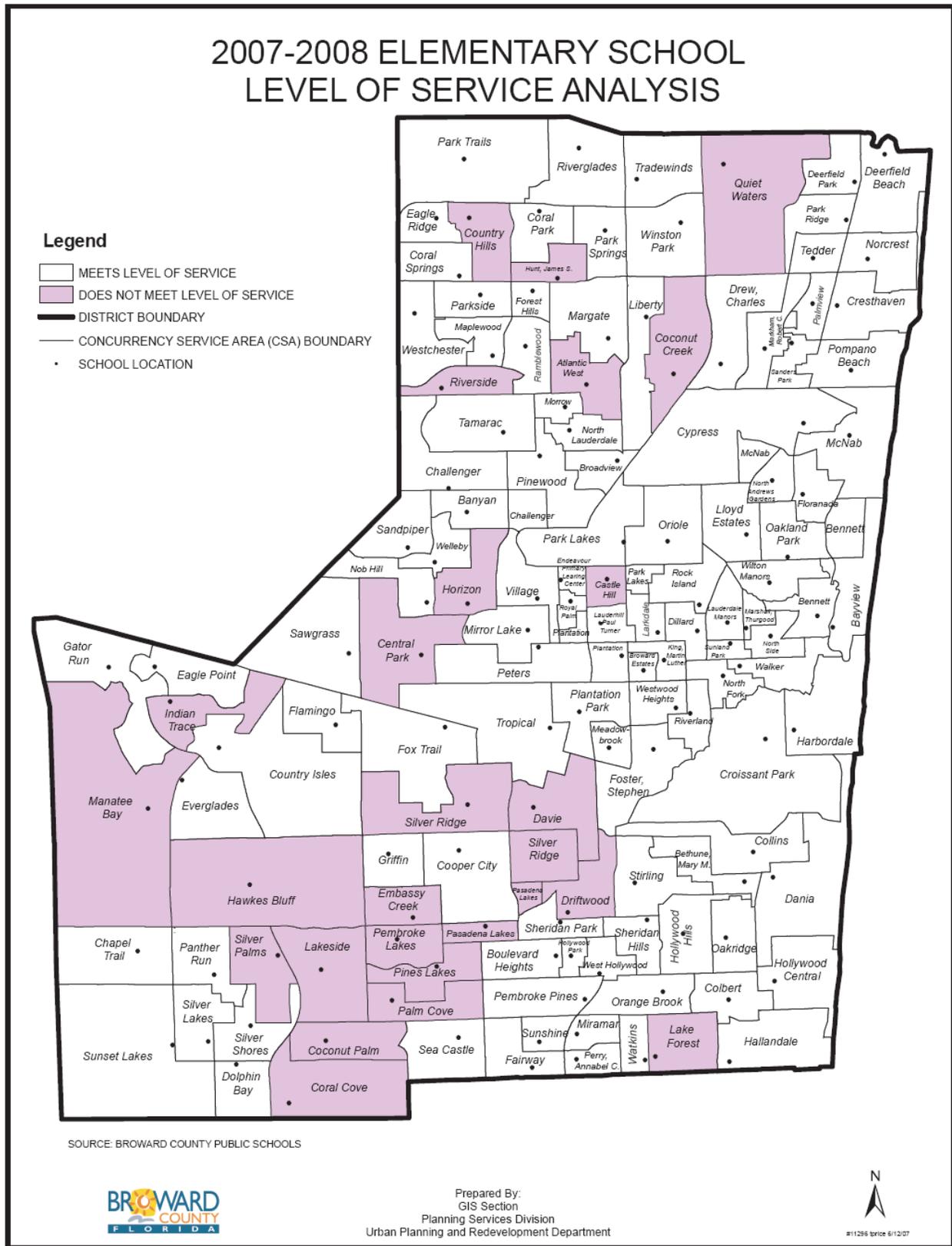
The City of Cooper City will coordinate with the county and School Board in efforts to build new school facilities which are designed to serve as emergency shelters as required by Section 1013.372, F.S. The city, county and School Board will also collaborate and coordinate on emergency preparedness issues through the county's Emergency Operating Center.

# City of Cooper City Comprehensive Plan

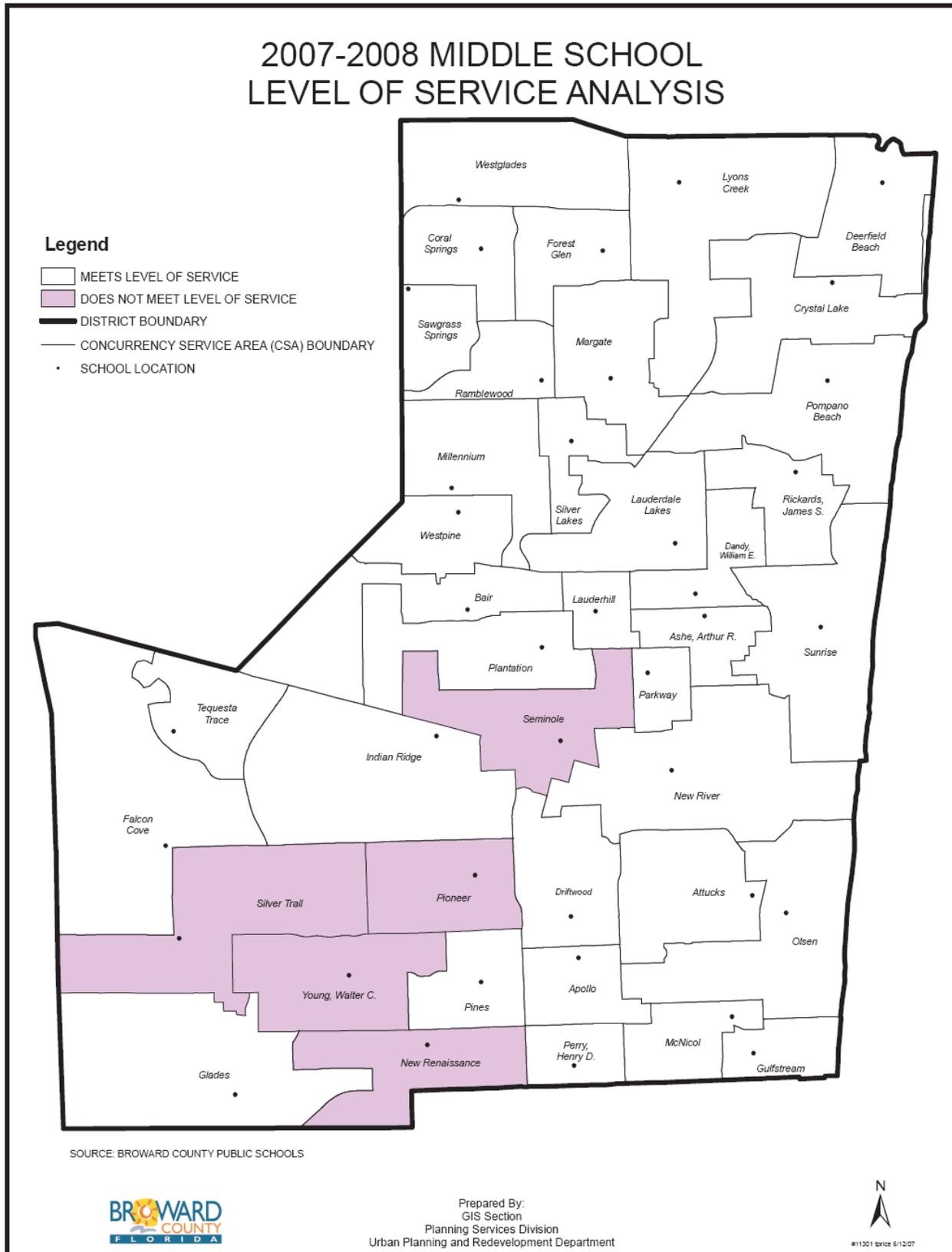
## MAP 1: Existing Public Schools & Ancillary Facilities – 2007



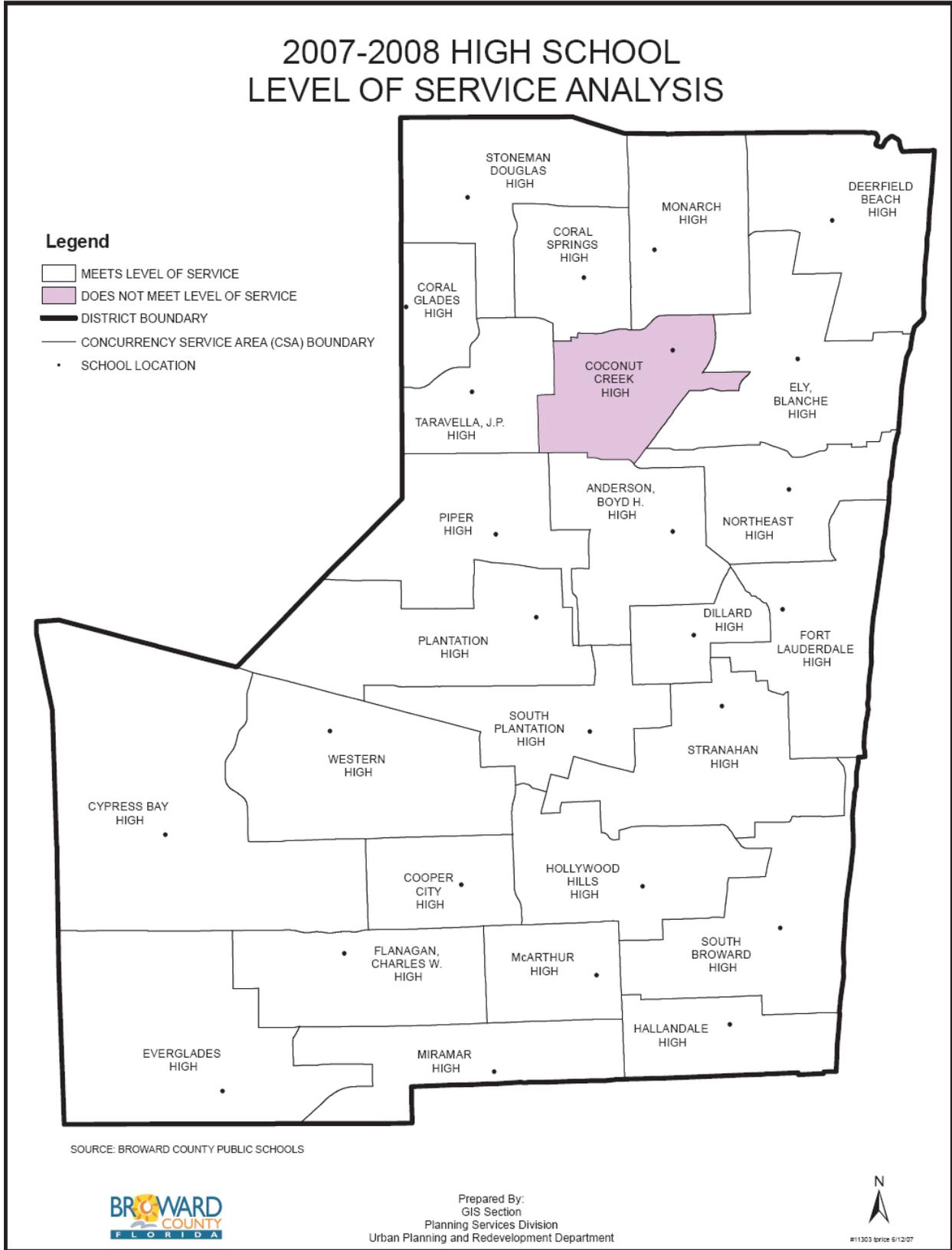
## MAP 2: Elementary School LOS – 2007-2008



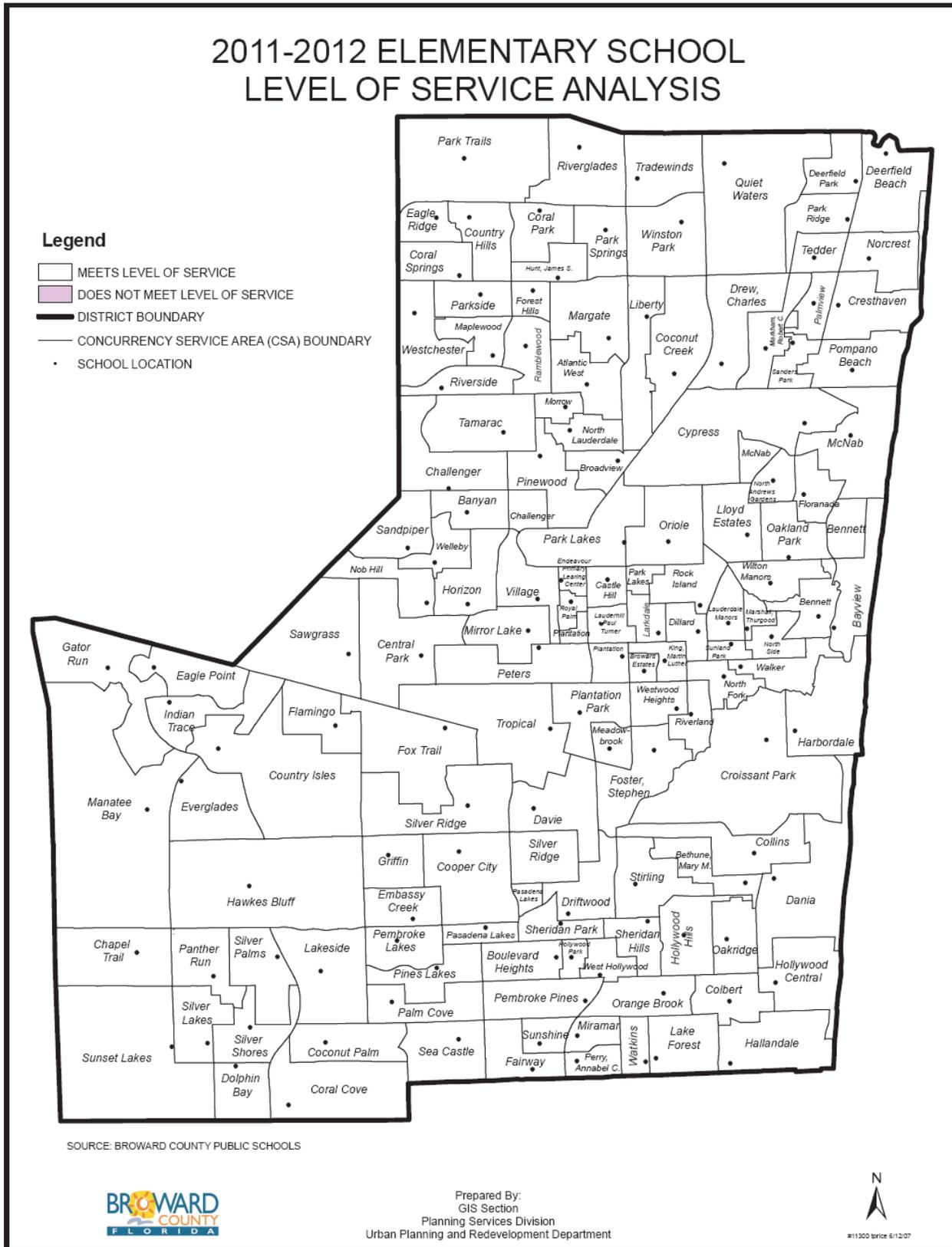
## MAP 3: Middle School LOS – 2007- 2008



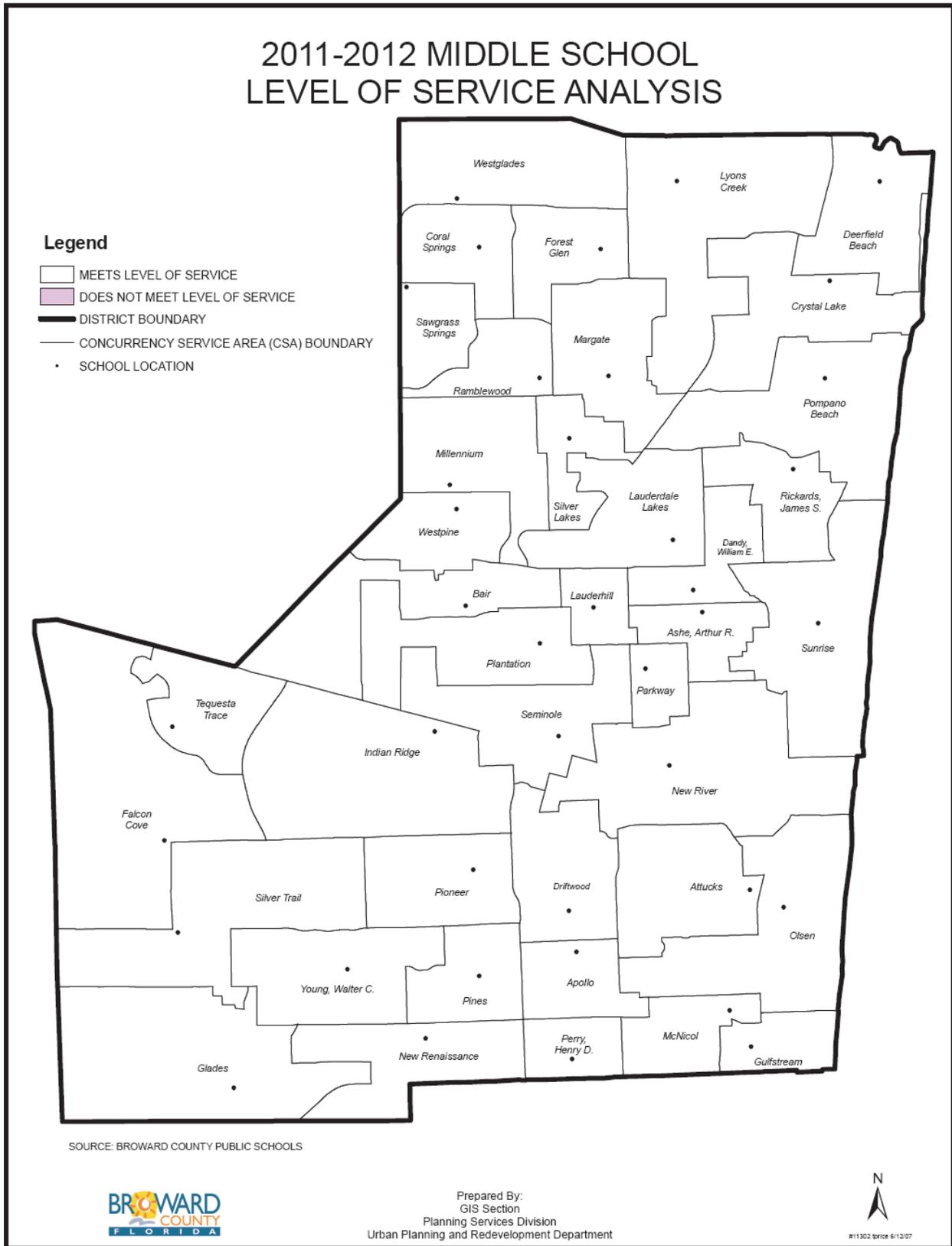
MAP 4: High School LOS – 2007- 2008



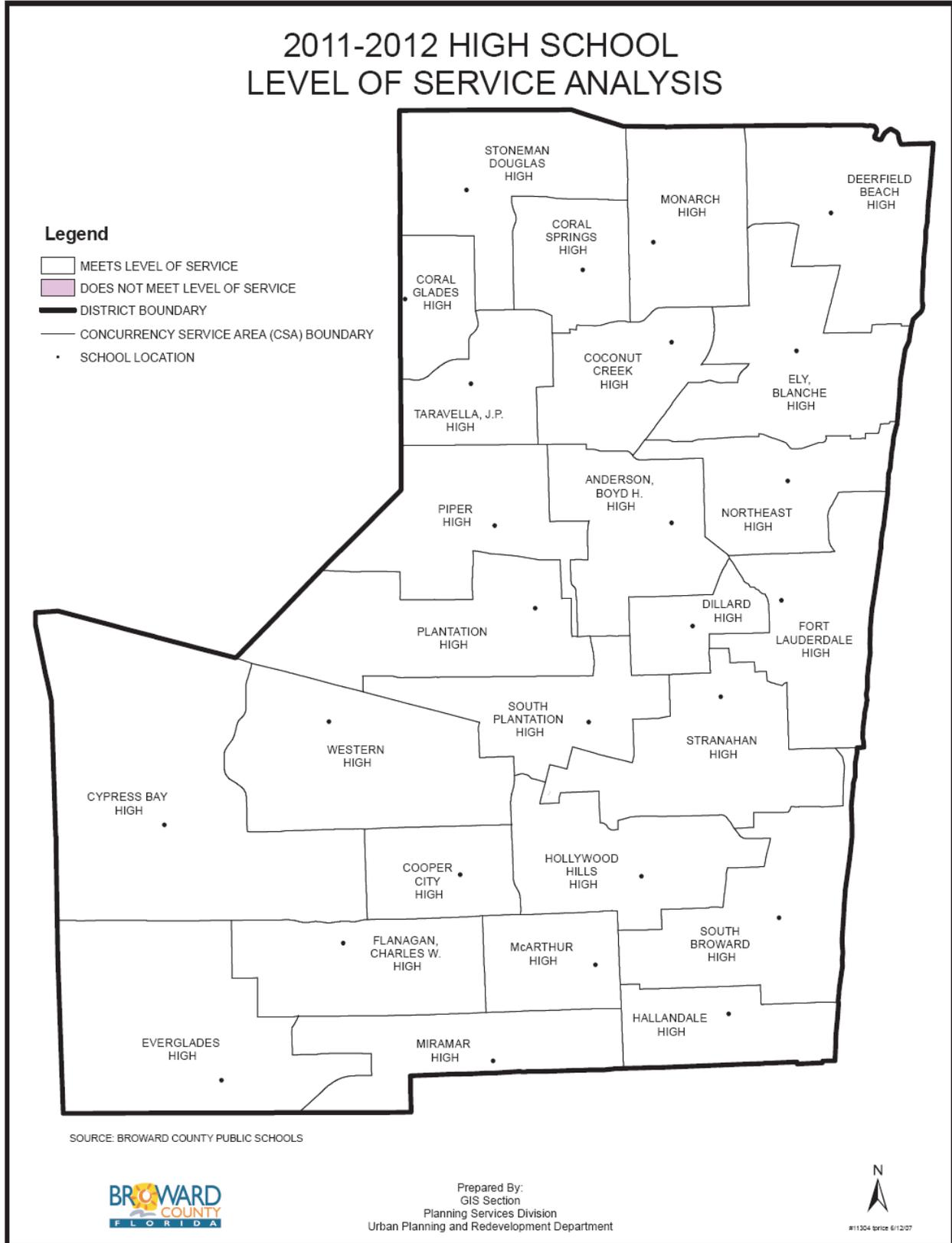
## MAP 5: Elementary School LOS - 2011-2012



MAP 6: Middle School LOS – 2011 - 2012



MAP 7: High School LOS – 2011- 2012



MAP 8: Existing Collocation and Shared Use Inventory

