

# Exhibit G

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

**LAND USE**

**SBBC-4037-2025**

**Hollywood TOC - Text Amendment**

**May 20, 2025**



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION																				
<b>Date:</b> May 20, 2025 8:21:39	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><b>Units Permitted</b></td> <td style="width: 50%; text-align: right;">5,688</td> </tr> <tr> <td><b>Units Proposed</b></td> <td style="text-align: right;">6,157</td> </tr> <tr> <td colspan="2" style="text-align: center;"><b>NET CHANGE (UNITS):</b></td> </tr> <tr> <td></td> <td style="text-align: right;">469</td> </tr> </table>	<b>Units Permitted</b>	5,688	<b>Units Proposed</b>	6,157	<b>NET CHANGE (UNITS):</b>			469	Existing Land Use: TOC												
<b>Units Permitted</b>	5,688																					
<b>Units Proposed</b>	6,157																					
<b>NET CHANGE (UNITS):</b>																						
	469																					
<b>Name:</b> Hollywood TOC - Text Amendment		Proposed Land Use: TOC																				
<b>SBBC Project Number:</b> SBBC-4037-2025		Current Zoning: Various																				
<b>County Project Number:</b>		Proposed Zoning: No change																				
<b>Municipality Project Number:</b> CGA# 22-6268.2	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Students</th> <th style="width: 15%;">Permitted</th> <th style="width: 15%;">Proposed</th> <th style="width: 15%;">NET CHANGE</th> </tr> <tr> <td>Elem</td> <td style="text-align: center;">782</td> <td style="text-align: center;">113</td> <td style="text-align: center;">-669</td> </tr> <tr> <td>Mid</td> <td style="text-align: center;">414</td> <td style="text-align: center;">49</td> <td style="text-align: center;">-365</td> </tr> <tr> <td>High</td> <td style="text-align: center;">688</td> <td style="text-align: center;">88</td> <td style="text-align: center;">-600</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: center;"><b>1,884</b></td> <td style="text-align: center;"><b>250</b></td> <td style="text-align: center;"><b>-1,634</b></td> </tr> </table>	Students	Permitted	Proposed	NET CHANGE	Elem	782	113	-669	Mid	414	49	-365	High	688	88	-600	<b>Total</b>	<b>1,884</b>	<b>250</b>	<b>-1,634</b>	Section:
Students	Permitted	Proposed	NET CHANGE																			
Elem	782	113	-669																			
Mid	414	49	-365																			
High	688	88	-600																			
<b>Total</b>	<b>1,884</b>	<b>250</b>	<b>-1,634</b>																			
<b>Owner/Developer:</b> City of Hollywood		Township:																				
<b>Jurisdiction:</b> Hollywood		Range:																				

### SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS* Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity
Orange Brook Elementary	830	913	705	-208		77.2%
Sheridan Hills Elementary	607	668	409	-259	-14	61.2%
Stirling Elementary	767	767	536	-231	-12	69.9%
Apollo Middle	1,559	1,559	1,145	-414	-18	73.4%
Attucks Middle	1,243	1,367	637	-730	-33	46.6%
Olsen Middle	1,080	1,188	600	-588	-26	50.5%
Hollywood Hills High	2,243	2,389	1,720	-669	-26	72.0%
Mcarthur High	2,247	2,341	1,868	-473	-18	79.8%

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Capacity Adjusted Benchmark	Projected Enrollment				
				25/26	26/27	27/28	28/29	29/30
Orange Brook Elementary	707	-206	77.4%	700	696	693	686	675
Sheridan Hills Elementary	410	-258	61.4%	396	380	374	356	338
Stirling Elementary	539	-232	69.9%	516	533	532	535	509
Apollo Middle	1,145	-414	73.4%	1,139	1,124	1,109	1,098	1,101
Attucks Middle	638	-712	47.3%	609	589	571	558	545
Olsen Middle	604	-634	48.8%	606	579	574	568	556
Hollywood Hills High	1,727	-940	64.8%	1,716	1,695	1,673	1,644	1,634
Mcarthur High	1,868	-473	79.8%	1,856	1,845	1,833	1,814	1,813

\* See comments for additional Impacted Planning Area information

## LONG RANGE - TEN-YEAR IMPACT

Impacted Planning Area	School District's Planning Area Data			Aggregate Projected Enrollment				
	Aggregate School Capacity	Aggregate Enrollment	Aggregate Over/(Under) Enrollment	29/30	30/31	31/32	32/33	33/34
<b>Area 1 - Elementary</b>	18,358	11,523	-6,835	10,357	10,142	9,931	9,718	9,508
<b>Area 1 - Middle</b>	7,299	3,953	-3,346	3,638	3,567	3,496	3,424	3,352
<b>Area 1 - High</b>	9,076	7,015	-2,061	6,910	6,872	6,835	6,797	6,759

\* See comments for additional Impacted Planning Area information

## CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2023-24 Contract Permanent Capacity	2023-24 Benchmark** Enrollment	Over/(Under)	Projected Enrollment		
				25/26	26/27	27/28
Bridge Prep Academy Of Broward K-8	1,000	128	-872	128	128	128
Bridge Prep Academy Of Hollywood Hills	500	357	-143	357	357	357
Championship Acad Of Distinction @ Hollywood	600	295	-305	295	295	295
Championship Acad Of Distinction Ms	374	282	-92	282	282	282
Somerset Academy East	500	187	-313	187	187	187

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <http://www.broward.k12.fl.us/dsa/EnrollmentProj.shtml>. The annual benchmark school enrollment is used to apply individual charter school enrollment impacts against school facility review processes.

\*\*The first Monday following Labor Day  
 INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

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

School(s)	Description of Capacity Additions
Orange Brook Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Sheridan Hills Elementary	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Stirling Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Apollo Middle	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.
Attucks Middle	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Olsen Middle	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
Hollywood Hills High	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Mcarthur High	There are no capacity additions scheduled in the ADEFP that will increase the reflected FISH capacity of the school.

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

Capacity Additions for Planning Area 1	
School Level	Comments
Elementary	None
Middle	None
High	None

INFORMATION CONTAINED HEREIN IS CURRENT AS OF THE DATE OF REVIEW

## Comments

Information contained in the application indicates that the approximately 980-acre site is generally located between East of the Florida Turnpike and West of 58th Avenue in the City of Hollywood. The current land use designation for the site is Transit Oriented Corridor (TOC), which allows 5,309 residential units consisting of 2,400 single-family (3 or less bedroom and 4 or more bedroom), 2,400 townhouse (2 or less bedroom and 3 or more bedroom), 509 garden apartments (1 or less bedroom, 2 bedroom and 3 or more bedroom), and 379 mid-rise (2 or more bedroom) units. The applicant proposes adding 6,157 residential units consisting of 6 single-family (4 or more bedroom), 5 townhouse (3 or more bedroom), 3 garden apartment (3 or more bedroom), 3,261 mid-rise (2 or more bedroom) and 2,882 high-rise units within the TOC without changing the current land use designation. Therefore, the project proposed is anticipated to generate 250 additional students (113 elementary, 49 middle, and 88 high) for Broward County Public Schools.

This application was reviewed based on its location in the School District's Long Range Seven Planning Areas, and Ten-Year Long Range Plan contained in the Adopted District Educational Facilities Plan (ADEFP 2024/25 to 2028/29). However, the statistical data regarding the Level of Service (LOS) standard status of the actual schools impacted by this land use application in the initial five years of the ten-year period is depicted herein for informational purposes only.

Schools serving the amendment site in the 2024/25 school year are Orange Brook Elementary, Stirling Elementary, Sheridan Hills Elementary, Apollo Middle, Attucks Middle, Olsen Middle, Hollywood Hills High, and McArthur High Schools. Based on the District's Public School Concurrency Planning Document, all the schools are operating below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities in the 2024/25 school year. Incorporating the cumulative students anticipated from approved and vested developments anticipated to be built within the next three years (2024/25- 2026/27), all the schools are expected to operate below the adopted LOS of the higher of 100% gross capacities or 110% permanent capacities through the 2026/27 school year. It should be noted that the permanent school capacity or Florida Inventory of School Housing (FISH) for the impacted schools reflects compliance with the class size constitutional amendment and the permanent capacity additions that are planned for the schools within the first three years of the Five-Year Adopted DEFP FY 2024/25 to 2028/29. Also, to ensure maximum utilization of the impacted Concurrency Service Areas, the Board may utilize other options such as school boundary changes to accommodate students generated from developments in the County. Charter schools located within a two-mile radius of the site in the 2024-25 school year are depicted herein.

Capital Improvements scheduled in the long-range section of the currently Adopted DEFP FY 2024/25 to 2028/29 regarding pertinent impacted schools are depicted above. Based on the School District's Seven Long Range Planning Areas, the amendment site is located within School District Planning Area "1". The elementary, middle, and high schools currently serving Planning Area "1" and their cumulative student enrollments, cumulative capacities, and pertinent student enrollment projections are depicted herein.

Therefore, Planning Area "1" is anticipated to have sufficient excess capacity to support the students generated by the residential units proposed in the Planning Area.

Please be advised that if approved, the units from this project will be subject to a public school concurrency review at the plat, site plan (or functional equivalent) phase of development review, whichever comes first.

**THE CITY OF HOLLYWOOD APPROVED THE THIRD AMENDED AND RESTATED INTERLOCAL AGREEMENT (TRILA). AS SUCH, IT SHOULD BE NOTED THAT THE CITY OF HOLLYWOOD HAS NOT TAKEN FORMAL ACTION TO COMPLY WITH SECTION 8.12, PUBLIC SCHOOL CONCURRENCY MANAGEMENT SYSTEM, OF THE TRILA TO ESTABLISH THE PUBLIC SCHOOL CONCURRENCY MANAGEMENT SYSTEM, WHICH INCLUDES THE AMENDMENT TO THE CITY'S COMPREHENSION PLAN AND ADOPTION OF RELATED LAND DEVELOPMENT REGULATIONS.**

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

PROJECT NUMBER: SBBC-4037-2025

Reviewed By:

5/20/2025

Date

*Glennika D. Gordon*

Signature

Glennika D. Gordon, AICP, CNU-A

Name

Planner

Title

# PUBLIC SCHOOL IMPACT APPLICATION

The School Board of Broward County, Florida

Growth Management Section

Facility Planning and Real Estate Department

600 SE 3rd Avenue, 8th Floor, Fort Lauderdale, FL 33301; Phone: 754-321-2177, Fax: 754-321-2179

www.browardschools.com

## GENERAL PROJECT INFORMATION

### APPLICATION TYPE

Land Use     DRI     Rezoning     Flex/Reserve Allocation     Plat     Site Plan

### FOR INTERNAL USE ONLY

School Board Number

County Project Number

City Project Number

Project Name

Has this project been previously submitted (since Feb. 01, 2008) ?  If yes, provide the SBBC Number

Application Fee Amount Due/Paid\*  Is proof of Payment attached?

Check No.  Online Payment Order No. (if applicable)

\* Make check payable to "School Board of Broward County." No cash will be accepted.

## PROJECT LOCATION AND SIZE

Section  Township  Range

General location of the project  Side of

at/between  and

Area Acreage  Jurisdiction

## APPLICANT INFORMATION

Owner's Name  Phone

Address  City  State  Zip

Developer/Agent

Address  City  State  Zip

Phone  Fax Number

Agent's E-mail

## DEVELOPMENT DETAILS

Land Use Designation Existing  Proposed

Zoning Designation Existing  Proposed

PERMITTED					PROPOSED			
Residential Type	Total Units	Built Units	Bedroom Mix	Un-built Units	Bedroom Mix	Residential Type	Number of Units	Bedroom Mix
Single Family			____ 3 BR or Less ____ 4 BR or >		____ 3 BR or Less ____ 4 BR or >	Single Family		____ 3 BR or Less ____ 4 BR or >
Townhouse/ Duplex/ Villa			____ 2 BR or Less ____ 3 BR or >		____ 2 BR or Less ____ 3 BR or >	Townhouse/ Duplex/ Villa		____ 2 BR or Less ____ 3 BR or >
Garden Apartment			____ 1 BR or Less ____ 2 BR ____ 3 BR or >		____ 1 BR or Less ____ 2 BR ____ 3 BR or >	Garden Apartment		____ 1 BR or Less ____ 2 BR ____ 3 BR or >
Mid Rise			____ 1 BR or Less ____ 2 BR or >			Mid Rise		____ 1 BR or Less ____ 2 BR or >
High Rise						High Rise		
Mobile Home			____ 2 BR or Less ____ 3 BR or >		____ 2 BR or Less ____ 3 BR or >	Mobile Home		____ 2 BR or Less ____ 3 BR or >
Total						Total		

Does this project include a non-residential development?

If yes, please describe other proposed uses

**VESTED RIGHTS/EXEMPTION INFORMATION**

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

Exemption Criteria (check any/all as applicable)	Vesting Criteria (check any/all as applicable)	Associated Application Number
____ Generates less than one student*	____ Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*	
____ Age restricted to persons 18 and over*	____ Obtained site plan final approval prior to February 1, 2008*	
____ Statutory exemption* ____ Applicable Statute*	____ Site plan located within a plat for which school impacts have been satisfied*	
____ Site Plan located within a plat with a valid final SCAD letter*		Associated Plat Number: _____

**\* Supporting documentation is required**

Signature of Applicant/Agent: \_\_\_\_\_ Date: \_\_\_\_\_

*Please attach a survey of the project site*  
**NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality**  
**ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR**