

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

**LAND USE**

**SBBC-4036-2025**

**Hollywood RAC - Text Amendment**

**May 20, 2025**



Growth Management  
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## SCHOOL CONSISTENCY REVIEW REPORT - LAND USE

PROJECT INFORMATION	IMPACT OF PROPOSED CHANGE	PROPERTY INFORMATION								
<b>Date:</b> May 20, 2025 3:08:34	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;"><b>Units Permitted</b></td> <td style="width: 30%; text-align: center;">15,294</td> <td style="width: 30%;"><b>Units Proposed</b></td> <td style="width: 10%; text-align: center;">8,000</td> </tr> <tr> <td colspan="3"><b>NET CHANGE (UNITS):</b></td> <td style="text-align: center; color: red;">-7,294</td> </tr> </table>	<b>Units Permitted</b>	15,294	<b>Units Proposed</b>	8,000	<b>NET CHANGE (UNITS):</b>			-7,294	<b>Existing Land Use:</b> RAC
<b>Units Permitted</b>	15,294	<b>Units Proposed</b>	8,000							
<b>NET CHANGE (UNITS):</b>			-7,294							
<b>Name:</b> Hollywood RAC - Text Amendment		<b>Proposed Land Use:</b> RAC								
<b>SBBC Project Number:</b> SBBC-4036-2025		<b>Current Zoning:</b> Various								
<b>County Project Number:</b>		<b>Proposed Zoning:</b> No Change								
<b>Municipality Project Number:</b>		<b>Section:</b>								
<b>Owner/Developer:</b> City of Hollywood		<b>Township:</b>								
<b>Jurisdiction:</b> Hollywood		<b>Range:</b>								

### 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
Colbert Elementary	812	893	634	-259	-14	71.0%
Dania Elementary	623	626	461	-165	-9	73.6%
Hollywood Central Elementary	687	756	311	-445	-24	41.1%
Olsen Middle	1,080	1,188	600	-588	-26	50.5%
South Broward High	2,297	2,527	2,372	-155	-6	93.9%

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
Colbert Elementary	635	-258	71.1%	627	633	639	622	622
Dania Elementary	461	-165	73.6%	467	479	478	473	476
Hollywood Central Elementary	311	-445	41.1%	301	292	282	277	266
Olsen Middle	604	-634	48.8%	606	579	574	568	556
South Broward High	2,380	-138	94.5%	2,318	2,297	2,274	2,245	2,233

\* 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
Avant Garde Academy	1,074	1,139	65	1,139	1,139	1,139
Avant Garde K-8 Broward	1,050	1,125	75	1,125	1,125	1,125
Ben Gamla Charter	625	353	-272	353	353	353
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Hollywood Academy 6_8	450	453	3	453	453	453
Hollywood Academy K_5	1,100	1,113	13	1,113	1,113	1,113
International Studies Academy High School	372	224	-148	224	224	224
International Studies Academy Middle School	594	293	-301	293	293	293

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

\* See comments for additional Impacted Planning Area information

School Consistency Review Report - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

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

School(s)	Description of Capacity Additions
Colbert Elementary	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
Dania Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Hollywood Central Elementary	There are no scheduled classroom additions in the current ADEFP 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.
South Broward High	There are no scheduled classroom additions in the current ADEFP that would 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 1,450-acre site is generally located East of I-95 and West of 17th Avenue, with Sheridan Street as the north and Pembroke Road to the south in the City of Hollywood. The current land use designation for the site is Regional Activity Center (RAC), which allows 16,294 residential units consisting of 3,284 single-family (3 or less bedroom and 4 or more bedroom), 1,510 townhouse (2 or less bedroom and 3 or more bedroom), 7,500 garden apartments (1 or less bedroom, 2 bedroom and 3 or more bedroom), 3,000 high-rise and 1,000 flex units. The applicant proposes adding 8,000 residential units consisting of 1,000 mid-rise (2 or more bedroom) units and 7,000 high-rise units within the RAC without changing the current land use designation. Therefore, the project proposed is anticipated to generate 179 additional students (89 elementary, 33 middle, and 57 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 Dania Elementary, Hollywood Central Elementary, Colbert Elementary, Olsen Middle, and South Broward 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-4036-2025

Reviewed By:

5/20/2025

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Date

*Glennika D. Gordon*

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Signature

Glennika D. Gordon, AICP, CNU-A

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Name

Planner

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Title