

1.1 Enrollment Forecasting & Projection Methodology

Accurate enrollment projections are important for developing a feasible Five-Year capital plan. Enrollment forecasting requires analysis of multiple factors including, but not limited to: birth trends, historical enrollment trends, demographic composition of neighborhoods, current and planned new residential developments, and local and regional housing trends. Additional factors impacting school populations include: The School District's Choice Program & Career Academy options, Charter schools,



Family Empowerment Scholarship (FES), Controlled Open Enrollment (COE), Exceptional Student Education (ESE) assignments, placement of prekindergarten units and reassignments. Grade level retention guidelines and promotion provisions of the Student Progression Plan also impact overall enrollment by grade level (elementary, middle and high).

The District demographer annually prepares and updates enrollment forecasts for each of the District schools. The annual five-year forecast is a multi-step procedure with annual updates prepared utilizing October benchmark enrollment data. A cohort-survival model is employed to generate annual forecasts. This method is a widely applied forecasting model for projecting student enrollment, which has proven to be accurate. The model "ages" students ahead through grade levels, with a survival ratio typically calculated based upon a three-year enrollment history. A total kindergarten to twelfth grade forecast is

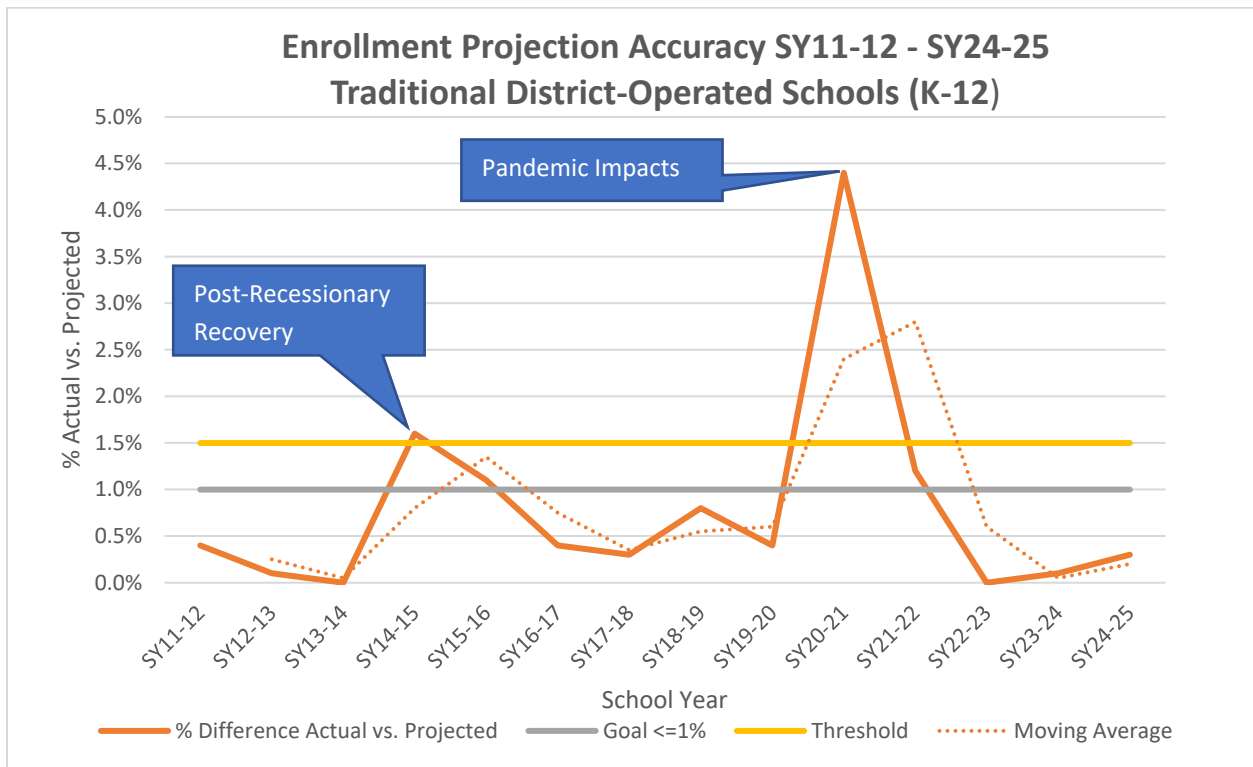


then calculated for each school and then analyzed for checks of reasonableness. In some cases, adjustments are made to reflect enrollment changes that are not captured within the model, these may include new residential development trends, school choice trends, charter or private school openings and closings, domestic and international migration trends, sudden changes in economic conditions, and natural disaster impacts.

Kindergarten projections are generated based upon total live-resident birth data acquired from the Florida Department of Health Bureau of Vital Statistics. The birth data is then disaggregated into individual elementary school attendance zones utilizing Geographic Information Systems (GIS) and then analyzed to project future kindergarten enrollment by school.

Grade by grade enrollment histories of small geographic areas or Study Area Codes (SACs) are compiled and analyzed. These study areas reveal patterns of aging or progression from grade to grade and are the basis for local area enrollment forecasts by year. Forecasts from small geographic area data are adjusted, if appropriate, for students anticipated from new residential housing developments. Additionally, adjustments for Choice programs, including changes or new programs planned in the future are incorporated. Anticipated out-of-zone students are also added to each school's enrollment projection. Figure 1.1 displays projection accuracy from SY2011-12 through SY2024-25.

Figure 1.1: Enrollment Projection Accuracy



Data from the Florida Department of Education, Palm Beach County, U.S. Census Bureau, local governments and the University of Florida’s BEBR population projections are referenced throughout the development of student enrollment projections. These independent forecasts serve as a test of reasonableness for the aggregate enrollment numbers.

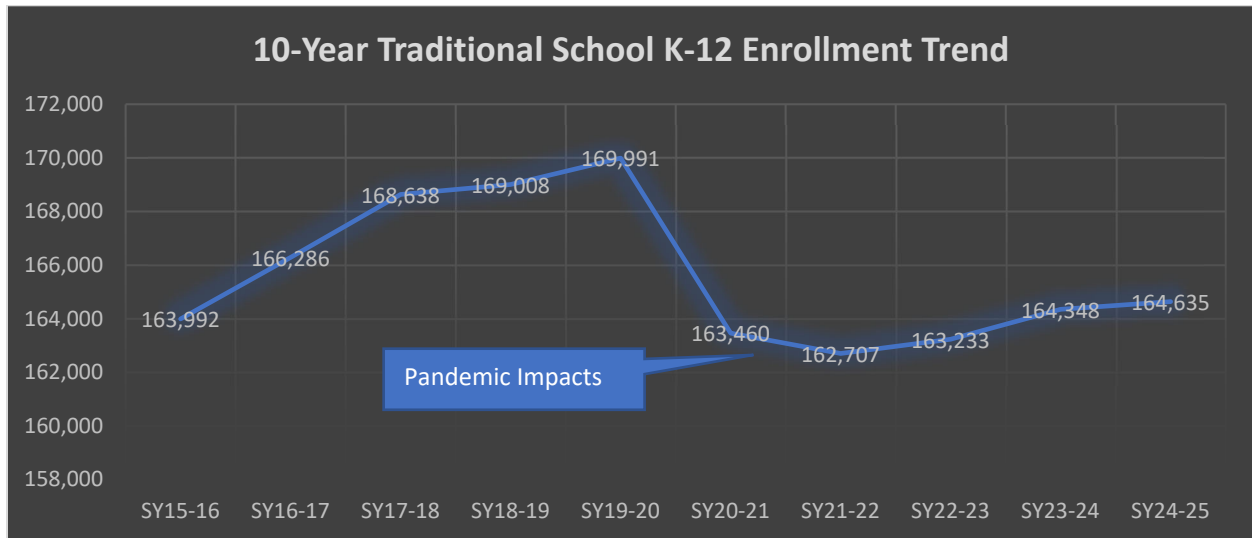
Recognizing the uncertainty that surrounds long-term forecasts and to a lesser extent, near horizon projections, the District reviews the enrollment projections annually for adjustments. Demographic shifts are expected in high growth counties like Palm Beach and annual changes in school programs can also generate near-term facility needs. Staff works closely with school principals and local government planners to encourage an on-going exchange of information, which fosters proactive planning rather than reactive problem solving.

1.2 Enrollment History

For the 2024-2025 school year, The School District of Palm Beach County enrolled 164,635 K-12 students in traditional District-operated schools, an increase of 287 students as compared to last school year. Actual K-12 enrollment for traditional District-operated schools was 486 students or 0.3% lower than projected. For all schools, including charters, alternative education, ESE and virtual, enrollment totaled 191,570 prekindergarten-12th grade students. During the past ten years, total K-12 enrollment for all schools peaked during FY2020 at 192,367 students. From FY2014 through FY2020, the District averaged annual student enrollment growth of 2,091 K-12 students. However, in FY2021, enrollment plummeted by 6,102 K-12 students with total K-12 enrollment decreasing to 186,265 students. This significant drop in enrollment was attributed to the Covid-19 pandemic, which was not unique to Palm Beach County. Since the substantial FY2021 enrollment decline, enrollment has slightly increased for each of the subsequent

four years, with an average annual increase of 324 K-12 students across all school types. FY2025 enrollment is down 4,805 K-12 students over the pre-pandemic peak of 192,367 students in FY2020. Figure 1.2 displays the K-12 ten-year enrollment trend for traditional District-operated schools.

Figure 1.2: 10-Year Traditional School Enrollment Trend



1.3 Projected Enrollment

Table 1.1 shows actual and projected total enrollment for all school types, which includes traditional District-operated schools, charter schools, alternative, ESE, & virtual schools, and pre-kindergarten students.

Table 1.1: Actual and Projected Enrollment FY2021 to FY2030

SCHOOL DISTRICT OF PALM BEACH COUNTY - ACTUAL AND PROJECTED ENROLLMENT
FY2021 TO FY2030

Enrollment Category	ACTUAL ENROLLMENT				PROJECTED ENROLLMENT					Change FY2025 to FY2030	
	FY2021 SY2020-21	FY2022 SY2021-22	FY2023 SY2022-23	FY2024 SY2023-24	FY2025 SY2024-25	FY2026 SY2025-26	FY2027 SY2026-27	FY2028 SY2027-28	FY2029 SY2028-29		FY2030 SY2029-30
District Elementary Schools*	72,520	73,130	73,709	74,960	75,515	75,602	75,677	75,910	75,844	75,984	469
Elementary Alternative Schools	0	0	0	1	1	1	1	1	1	1	1
Elementary ESE/Other Schools	134	98	54	38	25	20	24	22	21	20	
Elementary Virtual Schools	87	386	94	53	43	40	38	40	37	35	
Elementary Charter Schools	9,461	9,521	9,414	9,186	8,953	9,084	9,062	9,023	8,965	8,897	(56)
Total Elementary Enrollment	82,202	83,135	83,271	84,238	84,537	84,747	84,802	84,996	84,868	84,937	400
Elementary Enrollment Increment	-4,491	933	136	967	299	210	55	194	-128	69	
District Middle Schools**	37,527	36,084	35,598	34,908	34,524	34,003	33,607	33,460	33,377	33,342	(1,182)
Middle Alternative Schools	88	163	213	211	157	164	154	152	159	155	
Middle ESE/Other Schools	123	113	79	67	54	50	46	52	48	51	
Middle Virtual Schools	89	162	52	36	31	28	30	32	29	33	
Middle Charter Schools	6,003	6,174	6,353	6,168	6,018	5,976	5,934	5,889	5,834	5,874	(144)
Total Middle Enrollment	43,830	42,696	42,235	41,390	40,784	40,221	39,771	39,585	39,447	39,455	-1,329
Middle Enrollment Increment	-1,136	-1,134	-461	-845	-606	-563	-450	-186	-138	8	
District High Schools***	53,413	53,493	53,986	54,480	54,596	54,597	54,595	54,507	54,474	54,600	4
High Alternative Schools	400	412	489	523	442	427	435	428	440	425	
High ESE/Other Schools	267	231	156	138	138	136	141	137	133	140	
High Virtual Schools	98	152	121	156	163	168	159	164	155	162	
High Charter Schools	6,055	6,540	6,753	6,768	6,902	6,934	6,970	7,036	7,089	7,112	210
Total High Enrollment	60,233	60,828	61,505	62,065	62,241	62,262	62,300	62,272	62,291	62,439	198
High Enrollment Increment	-495	595	677	560	176	21	38	-28	19	148	
K-12 District Schools	163,460	162,707	163,233	164,348	164,635	164,202	163,879	163,877	163,695	163,926	(709)
K-12 Alternative Schools †	488	575	702	735	600	592	590	581	600	581	
K-12 ESE/Other Schools †	524	442	289	243	217	206	211	211	202	211	
K-12 Virtual Schools †	274	700	267	245	237	236	227	236	221	230	
K-12 Charter Schools	21,519	22,235	22,520	22,122	21,873	21,994	21,966	21,948	21,888	21,883	10
Total K-12 Enrollment	186,265	186,659	187,011	187,693	187,562	187,230	186,873	186,853	186,606	186,831	-731
K-12 Enrollment Increment	-6,102	394	352	682	-131	-332	-357	-20	-247	225	
Prekindergarten Enrollment	3,378	3,612	3,806	3,860	4,008	4,076	4,132	4,180	4,224	4,263	
Total PreK-12 Enrollment	189,643	190,271	190,817	191,553	191,570	191,306	191,005	191,033	190,830	191,094	-476

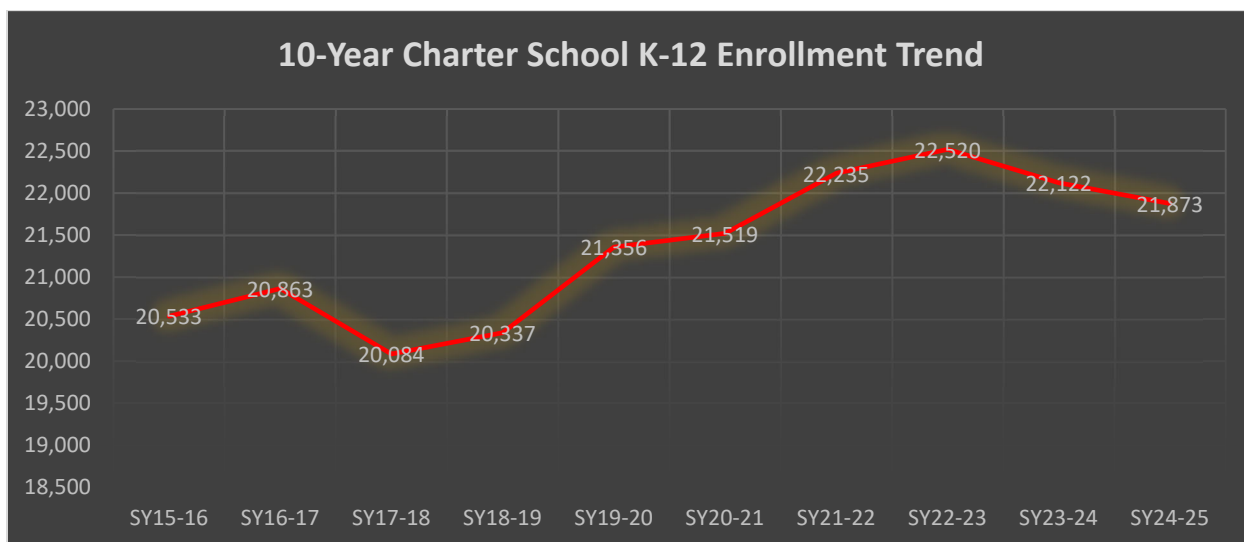
* Elementary school enrollment includes K-5 grade students attending Village Academy, 6th grade students attending Gove Elementary, & 6-8 grade students attending The Conservatory School at NPB, D.D. Eisenhower K-8, Hidden Oaks K-8 School, North Grade K-8, Verde K-8, Addison Mizner School & Plumosa SOA.
 ** Middle school enrollment includes 6-8 grade students attending Village Academy.
 *** High school enrollment includes 9-12 grade students attending Village Academy and 6-8 grade students attending Pahokee Middle-Senior.
 † Includes Virtual Instructional Program (VIP) & Palm Beach Virtual Franchise; MSID#s 7001 and 7004.
 ‡ McKay Scholarship combined with Family Empowerment Scholarship beginning in SY2022-23 and is no longer included in historical & projected enrollment figures.
 Note: PreK enrollment is not included in elementary & high school totals.

K-12 enrollment in traditional District-operated schools is forecast to decrease by 709 students during the next five-years. Enrollment in the 111 District elementary schools is predicted to increase by 469 students, enrollment in the 33 District middle schools is projected to decrease by 1,182 students, and enrollment in the 24 District high schools is forecast to grow by 4 students. For the 2025-26 school year, the District will open a new elementary school in the western unincorporated area of the county. Total K-12 enrollment for all school types is projected to decrease by 731 students, or about a four tenths of a percent decrease over the five-year period. The largest enrollment increase is forecast at the elementary level. Projected total K-12 grade enrollment by SY2029-30 is 186,831 students; this compares to 187,562 students in SY2024-25, the current school year. Projected SY2029-30 enrollment for PreK-12 grade is 191,094 students, a 476-student decrease from the SY2024-25 enrollment of 191,570 students.

1.4 Charter School Enrollment

Figure 1.3 displays the ten-year trend in charter school enrollment.

Figure 1.3: 10-Year Charter School Enrollment Trend

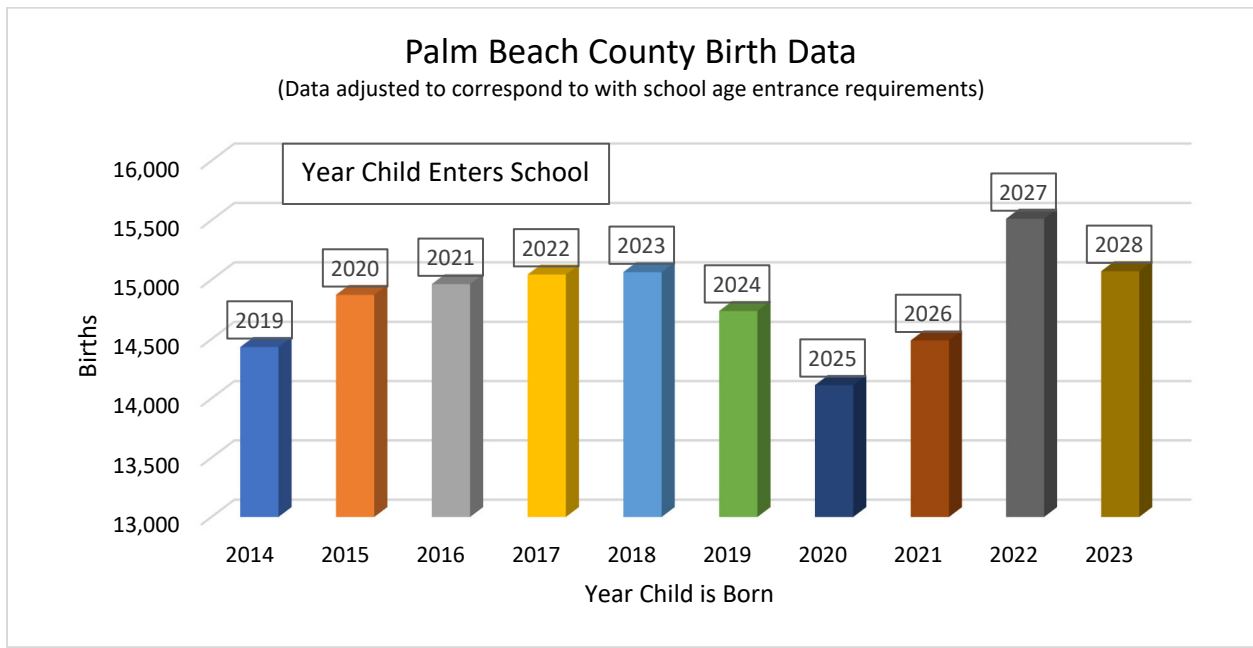


Charter school enrollment decreased for a second straight year by nearly 250 students for SY2024-25. Decreases in charter school enrollment were experienced at the elementary and middle school levels, decreasing by 233 and 150 students respectively. Enrollment at charter high schools increased by 134 students. By SY2029-30, K-12 charter school enrollment is predicted to slightly grow by 10 students, decreasing by 56 students at elementary, 144 students at middle, and increasing by 210 students at the high school level. Total K-12 charter enrollment for FY2030 is estimated at 21,883 students or about 12% of total projected K-12 enrollment.

1.5 Births

Birth rates are a prime indicator of future student enrollment trends. From year zero (birth year), children typically enter the public school system at five years of age. Palm Beach County birth data is shown below:

Figure 1.4: Palm Beach County Birth Data

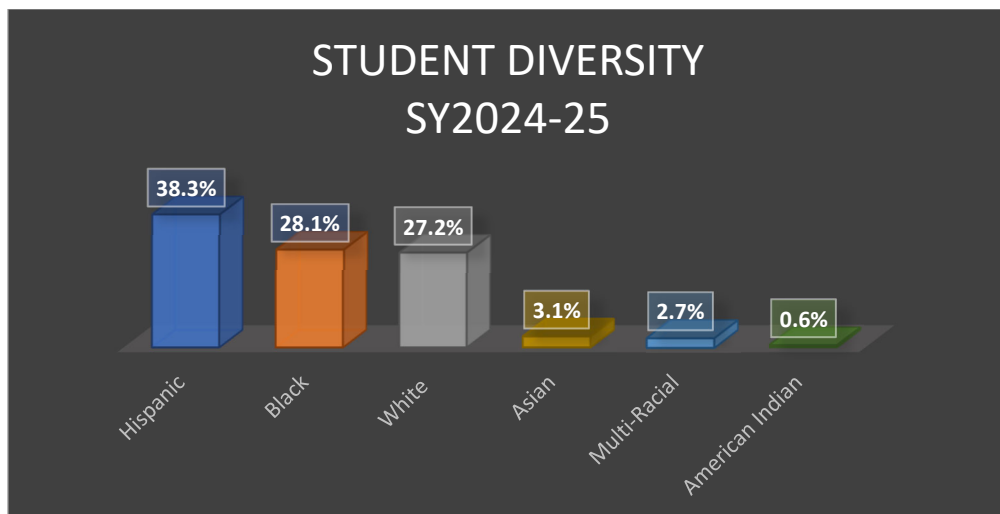


Following lower recessionary-based birth rates from 2009 to 2011, Palm Beach County experienced increases in birth rates from 2012 through 2018. During this 2012-2018 period, the largest annual increase in births was evidenced from 2014 to 2015 (+440 births). The first birth rate decline since the recessionary years occurred from 2018 to 2019, with the County experiencing a decrease of 327 births. The birth rate decline continued into 2020, with 625 fewer births in Palm Beach County as compared to 2019. From 2020 to 2021, births increased by +377, with a continued increasing trend from 2021 to 2022 (+1,024 births). From 2022 to 2023 births declined by 441. At the time of this report, 2024 birth data was not yet available.

1.6 Student Diversity

The School District’s student population reflects a diverse, multi-ethnic profile of the County. The SY2024-25 student racial-ethnic breakdown is displayed in Figure 1.5.

Figure 1.5: Student Diversity SY2024-25



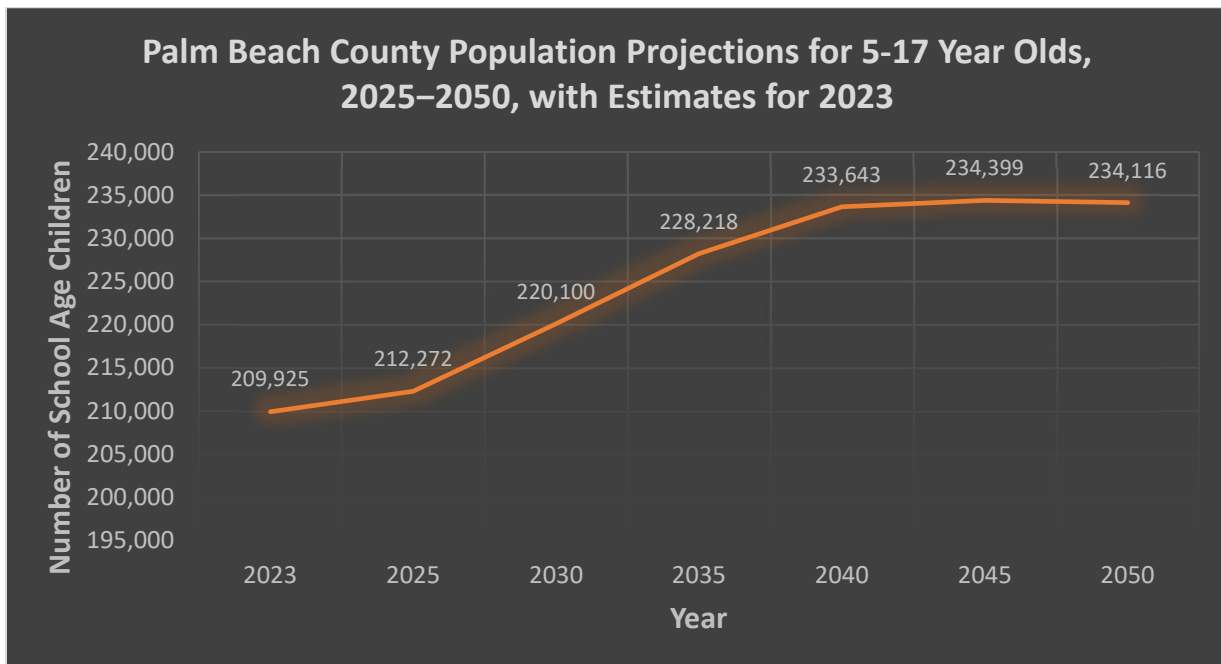
During the past five years, the Hispanic student population experienced the largest proportional growth, increasing from 35.9% in SY2020-21 to 38.3% in SY2024-25. During this same five-year time period, the Black student population increased from 27.5% to 28.1%; the White student population decreased from 29.9% to 27.2%; the Asian student population decreased slightly from 3.2% to 3.1%; the Multi-Racial student population increased from 2.1% to 2.7%; and the American Indian student population decreased from 1.3% to 0.6%.

1.7 County Demographics

Over the last decade, Palm Beach County’s population increased from 1,320,134 (2010) to 1,492,191 (2020), a 13% increase. According to University of Florida Bureau of Economic & Business Research (BEBR), the 2024 population estimate for Palm Beach County is 1,545,905 which equates to a 3.6% increase over 2020. By 2030, towards the end of the current five-year planning period, the population forecast is 1,643,813.

In 2022, there were 708,303 total households in Palm Beach County; 69.5% were owner-occupied housing units with an average household size of 2.47 persons. 30.5% of all units were renter-occupied units with an average occupancy size of 2.55 persons. The 2022 median age in Palm Beach County was 45.2 years. The estimated 2023 population of the school-age cohort, 5–17-year-olds, was 209,925. Table 1.6 displays the projected 5-17-year-old population through 2050. Current estimates have the school-age cohort increasing throughout the 25-year timeframe.

Figure 1.6: Palm Beach County Projections for School-Age Children

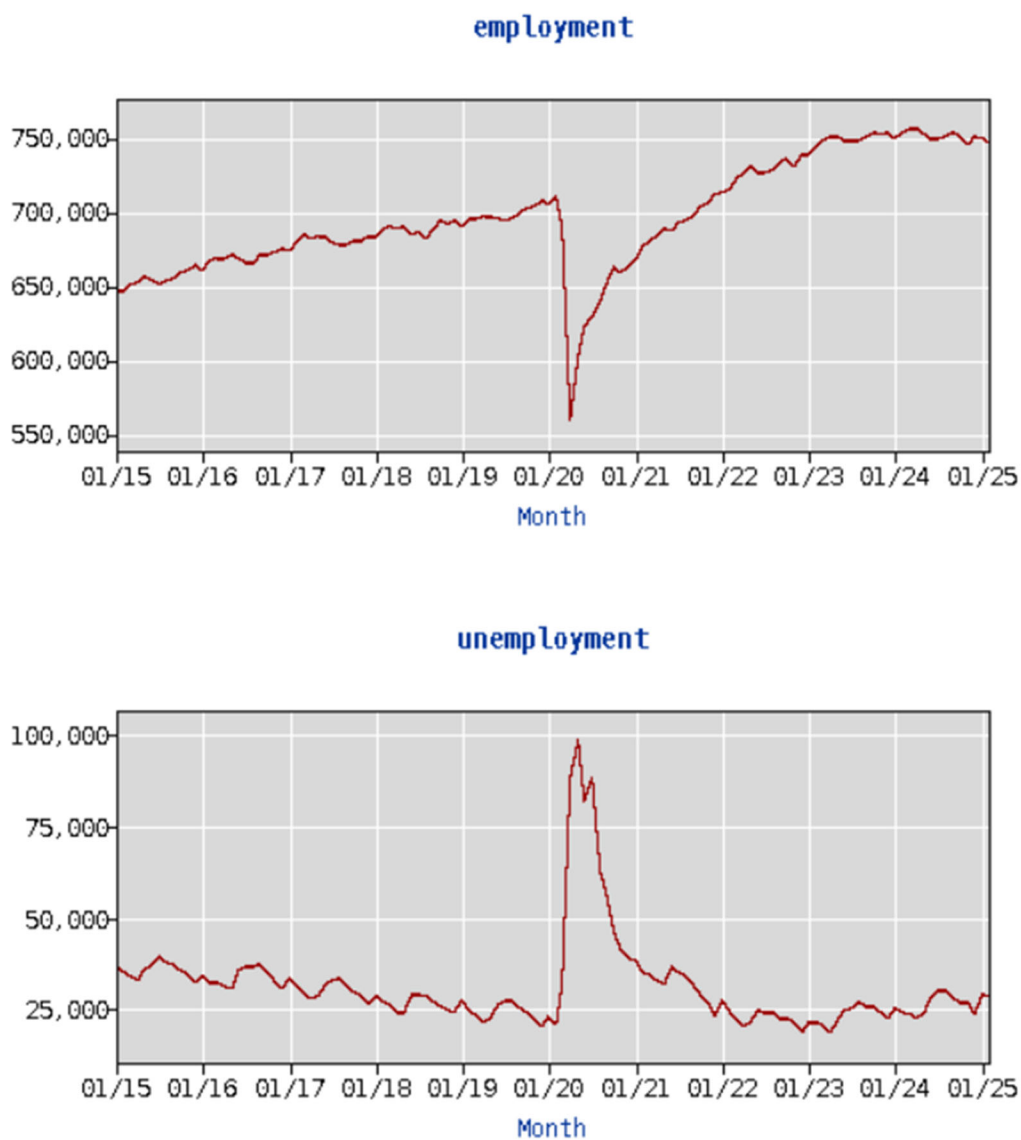


Palm Beach County’s racial and ethnic composition continues to diversify. Increases in the Hispanic population, and moderate increases in African American populations have occurred over the last decade. Since 2010, the Hispanic population increased by about 115,000 (45% increase), comprising about 25% of the County’s population as of 2023 estimates. African Americans currently comprise about 19% of the population while the White population encompasses about 53% of the population.

1.8 Economy

Palm Beach County has experienced steady and significant economic growth since the Covid-19 pandemic era beginning in 2020, with a continued strong job market and an unemployment rate under 4% for over three years. During the Covid pandemic, unemployment in Palm Beach County peaked at 14.1% in May 2020. In January 2025, the unemployment rate was 3.7% with the civilian labor force at 779,141. The national unemployment rate in January 2025 was 4.0% and 3.5% in Florida. Palm Beach County's employment figures for the past ten years are shown in Figure 1.7. Economic challenges within Palm Beach County continue to include affordable housing availability and rising insurance costs.

Figure 1.7: Ten Year Palm Beach County Employment and Unemployment



The School District of Palm Beach County is a major service provider in the County, providing over one billion dollars to the local economy with a workforce of approximately 22,801 employees. Other larger employers in the service-providing sector include: Florida Atlantic University (6,335), Palm Beach County

Board of County Commissioners (5,873), Tenet Coastal Division PBC (5,734) and NextEra Energy, Inc. (5,598).

The most prevalent goods-producing clusters in the county are: Communications & Information Technology, Aerospace & Engineering, Agriculture & Food Processing, Business & Financial Services, and Medical & Pharmaceutical products. Some of the largest employers include: Florida Crystals Corporation (2,000), Pratt & Whitney (2,000), U.S. Sugar (1,300), Lockheed Martin & Sikorsky (1,052) and Cheney Brothers (1,050).

1.9 Housing Market

Palm Beach County has a number of large-scale residential projects currently under construction, with some currently ahead of previously forecasted scheduling estimates. Some of the largest approved or planned developments are:

- Westlake (City of Westlake) – 4,223 non-age restricted units (under construction)
- Indian Trails Grove (Unincorporated Western PBC) – 3,897 units (unbuilt)
- Avenir (City of Palm Beach Gardens) – 2,940 non-age restricted units (under construction)
- Arden (Unincorporated Western PBC) – 2,334 units (under construction)
- Alton (City of Palm Beach Gardens) – 2,052 units (under construction)
- Lotus Edge (Unincorporated Boca Raton) – 665 units (under construction)

Table 1.2 compares the year-over-year median sales price and closed sales for single-family homes and townhome/condo units. In 2025, the median purchase price for a single-family home in Palm Beach County was \$645,000. This is down slightly from the 2024 median price of \$650,000. The 2025 median purchase price of a townhome/condo unit was \$320,000 which is down slightly from the 2024 median sale price.

Table 1.2: Palm Beach County Home Sales

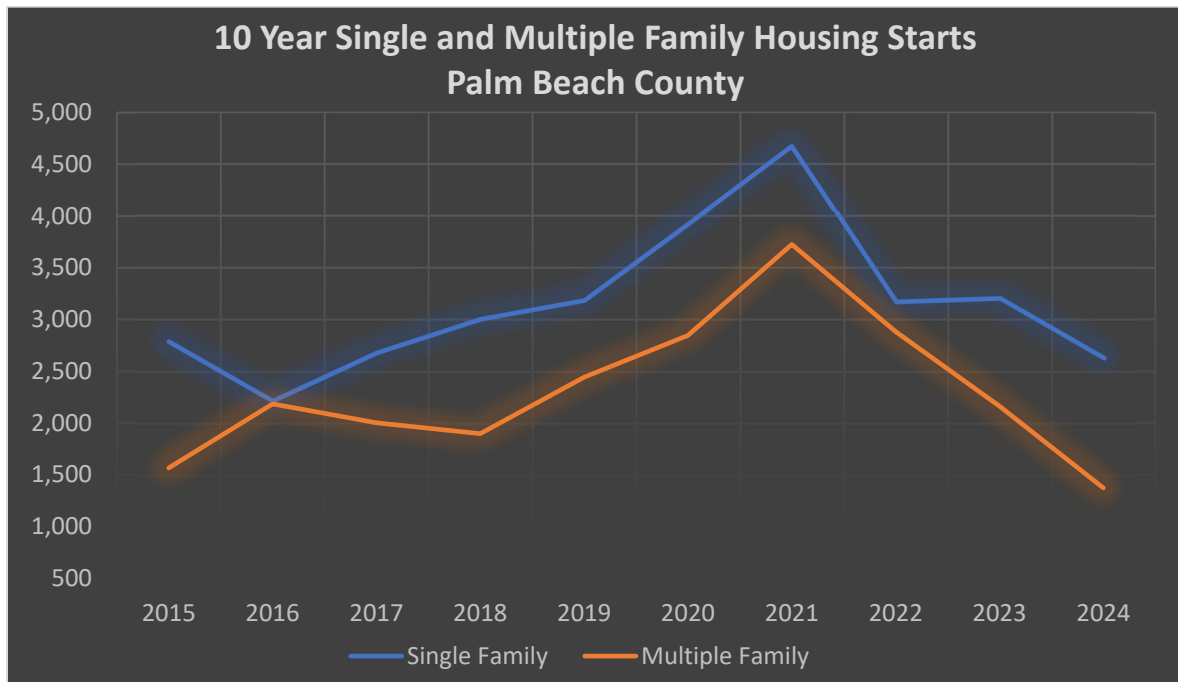
Single Family Homes	2025	2024	% Change
Closed Sales	1,328	1,402	-5.3%
Median Sales Price	\$645,000	\$650,000	-0.8%
Townhouses/Condos	2025	2024	% Change
Closed Sales	998	1,166	-14.4%
Median Sales Price	\$320,000	\$340,000	-5.9%

The cost of housing in Palm Beach County has become a front-burner issue. Affordable and workforce housing are topics under discussion at the county and state level. In 2022, Palm Beach County voters approved a \$200 million bond referendum to address the affordable housing crisis. In 2023, the Florida Legislature passed and the Governor signed into law the “Live Local Act” which provides incentives for private investment in affordable/workforce housing and facilitates more mixed-use development in struggling commercial, industrial & mixed-use areas.

1.10 Housing Starts

Figure 1.8 displays ten-year single and multi-family housing starts in Palm Beach County. Housing starts for both types increased sharply during the Covid pandemic, peaking in 2021, before decreasing between 2021 and 2022. Multi-family starts continued a decreasing trend through 2024 while single-family starts experienced a slight decrease from 2023 to 2024. For the first two quarters of 2024, there were 1,375 single-family and 801 multi-family housing starts.

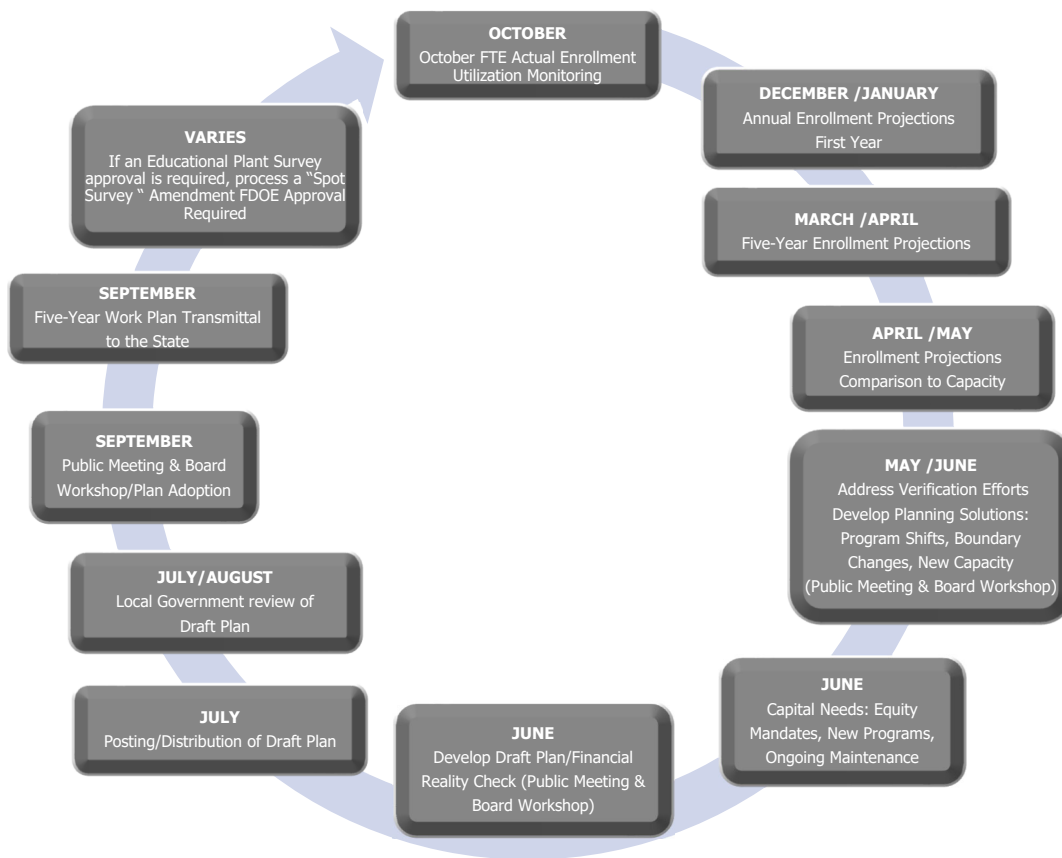
Figure 1.8: 10-Year Palm Beach County Housing Starts



1.11 Capacity Planning

The typical annual five-year plan process for capacity planning is outline below in figure 1.9:

Figure 1.9: Typical Five-Year Plan Process for Palm Beach District Schools



As part of the annual capacity planning process, School Board Policy 5.01, Student Assignment, calls for the annual preparation of a “Capacity Watch List”. The Capacity Watch List identifies schools where enrollment is anticipated to reach or exceed 100 percent of capacity in the next five years, based upon enrollment projections. The list also identifies schools projected to be between 95 and 99 percent of capacity during the next five years.

For those schools projected to reach or exceed 100 percent of capacity within the next five-year planning period, the viability of non-capacity solutions is first evaluated before more costly additions or new school capacity projects are considered. Proposed non-capacity solutions to lower utilizations may include one or more of the following:

- Monitor enrollment
- Program change (ESE, PreK, choice programs, etc.)
- Limit the number of out-of-zone choice program seats
- Limit choice program(s) to in-zone students only
- Re-registration of all students including proof-of-residence
- Comprehensive review of improper enrollment
- Attendance zone change

The 2025 Capacity Watch List with planning solutions to address growth is displayed in Table 1.3

Table 1.3: 2025 Capacity Watch List with Planning Solutions

2025 CAPACITY WATCH LIST WITH PLANNING SOLUTIONS TO ADDRESS GROWTH

Five-Year Enrollment Projections - FY2026 to FY2030

Elementary Schools Projected at 100% Utilization or Higher

School # (MSID)	Region	School	Capacity*	Oct. 2024 PreK	PROJECTED ENROLLMENT WITH PREK					PROJECTED % UTILIZATION WITH PREK					PLANNING SOLUTIONS TO ADDRESS GROWTH
					FY2026	FY2027	FY2028	FY2029	FY2030	FY2026	FY2027	FY2028	FY2029	FY2030	
					SY2025-26	SY2026-27	SY2027-28	SY2028-29	SY2029-30	SY2025-26	SY2026-27	SY2027-28	SY2028-29	SY2029-30	
2141	North	Acreage Pines	553	38	580	572	564	557	565	105%	103%	102%	101%	102%	Monitor enrollment, Limit choice seats
1451	South	Addison Mizner School (K-8) [‡]	1,177	0	1,189	1,185	1,172	1,180	1,175	101%	101%	100%	100%	100%	Monitor enrollment, Limit choice seats
2421	North	Golden Grove	875	2	1,025	1,090	1,157	1,147	1,134	117%	125%	132%	131%	130%	Modular classrooms (8/25), Temporary relocatables (8/26), Future Western Communities ES "23-H" (8/27) ◊
0591	Central	Meadow Park ** †	682	99	820	819	814	817	819	120%	120%	119%	120%	120%	Address Verification, Monitor enrollment
0651	Central	Palm Springs	1,022	28	1,060	1,072	1,062	1,053	1,045	104%	105%	104%	103%	102%	Monitor enrollment, Explore programmatic options
2691	South	Sunrise Park	1,224	59	1,159	1,195	1,242	1,273	1,302	95%	98%	101%	104%	106%	Future West Delray Beach/Boca Raton ES/K-8 "20-G" (8/28) ◊, Explore programmatic options
0131	North	The Conservatory School @ NPB (K-8) † ‡	718	16	898	894	898	890	885	125%	125%	125%	124%	123%	Limit choice seats, Explore programmatic options † ‡

* Capacity = Permanent Building Capacity + Modular (flat-roofed) units + Concreteable (sloped-roof) units; wooden units are not included in Capacity
 ** School projected at or over 100% utilization based on inclusion of PreK
 † PreK total includes part-time PreK enrollment; actual utilization levels are lower
 ‡ School has temporary relocatables (leased units) included in Capacity
 † Grades 6-8 are full choice
 ◊ Estimated year of completion based on current Capital Plan

Middle Schools Projected at 100% Utilization or Higher

School # (MSID)	Region	School	Capacity*	Oct. 2024 PreK	PROJECTED ENROLLMENT					PROJECTED % UTILIZATION					PLANNING SOLUTIONS TO ADDRESS GROWTH
					FY2026	FY2027	FY2028	FY2029	FY2030	FY2026	FY2027	FY2028	FY2029	FY2030	
					SY2025-26	SY2026-27	SY2027-28	SY2028-29	SY2029-30	SY2025-26	SY2026-27	SY2027-28	SY2028-29	SY2029-30	
2451	North	Western Pines	1,080	0	1,111	1,095	1,091	1,100	1,082	103%	101%	101%	102%	101%	Limit choice seats

* Capacity = Permanent Building Capacity + Modular (flat-roofed) units + Concreteable (sloped-roof) units; wooden units are not included in Capacity

100 Schools projected at 100% utilization or higher
 97 Schools projected at 95% to 99% utilization

2025 CAPACITY WATCH LIST WITH PLANNING SOLUTIONS TO ADDRESS GROWTH

Five-Year Enrollment Projections - FY2026 to FY2030

High Schools Projected at 100% Utilization or Higher

School # (MSID)	Region	School	Capacity*	Oct. 2024 PreK	PROJECTED ENROLLMENT WITH PREK					PROJECTED % UTILIZATION WITH PREK					PLANNING SOLUTIONS TO ADDRESS GROWTH
					FY2026	FY2027	FY2028	FY2029	FY2030	FY2026	FY2027	FY2028	FY2029	FY2030	
					SY2025-26	SY2026-27	SY2027-28	SY2028-29	SY2029-30	SY2025-26	SY2026-27	SY2027-28	SY2028-29	SY2029-30	
1561	Central	Dr. Joaquin Garcia	2,546	0	2,907	3,041	2,976	2,960	2,818	114%	119%	117%	112%	111%	Limit choice seats
0581	Central	Forest Hill	1,842	0	1,886	1,831	1,838	1,856	1,875	102%	99%	100%	101%	102%	Monitor enrollment, Limit choice seats
1361	Central	John I. Leonard	3,140	0	3,314	3,294	3,256	3,238	3,212	106%	105%	104%	103%	102%	Monitor enrollment, Limit choice seats
2181	South	Olympic Heights	2,267	11	2,152	2,144	2,176	2,215	2,264	95%	95%	96%	98%	100%	Limit choice seats, Future modular or classroom addition
1851	North	Palm Beach Lakes	2,794	0	2,849	2,867	2,903	2,920	2,941	102%	103%	104%	105%	105%	Limit choice seats, Proposed Future Riviera Beach Area HS "02-MMM" (8/30) ◊
3861	North	Seminole Ridge	2,359	0	2,289	2,307	2,326	2,340	2,376	97%	98%	99%	99%	101%	Limit choice seats, Future HS "16-AAA" (8/31) ◊
1681	South	Spanish River	2,574	21	2,740	2,732	2,751	2,739	2,749	106%	106%	107%	106%	107%	Monitor enrollment, Limit choice seats
3251	South	West Boca Raton	2,311	0	2,369	2,348	2,362	2,349	2,336	103%	102%	102%	102%	101%	Monitor enrollment, Limit choice seats

* Capacity = Permanent Building Capacity + Modular (flat-roofed) units + Concreteable (sloped-roof) units; wooden units are not included in Capacity
 ◊ Estimated year of completion based on current Capital Plan

100 Schools projected at 100% utilization or higher
 97 Schools projected at 95% to 99% utilization