



Belle Glade

Boca Raton

Lake Worth

Palm Beach Gardens

West Palm Beach

Proposal to Establish a New West Central County Campus for Palm Beach Community College

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Section 1

**History
of
Palm Beach Community College**



History

1930's

The idea of a junior college in Palm Beach County came about largely as a community response to the problems of the Great Depression. Young men and women, unable to secure employment following graduation from high school were expressing an interest in continuing their education. However, the economy of Palm Beach County had been in decline since 1925, and many parents found it impossible to send their sons and daughters away to a university for four years of college.

West Palm Beach civic leaders, led by Joe Youngblood, County Superintendent of Public Schools, and Howell L. Watkins, principal of Palm Beach High School, met in 1933 to help establish a junior college as part of the educational system of Palm Beach County. An advisory board was organized from the local civic groups, and the University of Florida assisted in organizing a college by advising what courses to offer and by tentatively approving the courses and instructors.

Palm Beach Junior College (PBJC) was thus founded as Florida's first public community college under the jurisdiction of the Palm Beach County Board of Public Instruction. Classes began on November 14, 1933, with 41 students.

In the beginning, PBJC was a coeducational day-student junior college with primary emphasis on preparation for upper-division work in colleges and universities. For the first 15 years, the College scheduled classes in its building on Gardenia Street and at the adjacent Palm Beach High School in West Palm Beach, where Mr. Watkins served as both Dean of the College and Principal of the high school.

The first graduation exercises were held on June 5, 1936. Three students were awarded the associate in arts degree.

1940's

In 1942, PBJC received accreditation from the Southern Association of Colleges and Secondary Schools (now Southern Association of Colleges and Schools). Previously, approval was given by various bodies, including the Florida Association of Colleges and Universities and the State Board of Education, and credit for work completed at PBJC was given only on a conditional basis by the University of Florida and the Florida State College for Women (now Florida State University).

The 1945 session of the Florida Legislature established the Foundation Program (later Minimum Foundation Program) to allow state funding for education. Two years later, a bill was passed to include junior colleges in the program. As a result, in December 1947 Palm Beach Junior College, which already held the distinction as Florida's first public junior college, became the first public junior college approved by the State Board of Education for participation in the Foundation Program. Under the provisions of this law, an advisory committee for the College, made up of cultural, business and civic leaders, was appointed by the State Board.

The year 1947 also marked a great milestone in the history of the College, as PBJC made plans to move from its cramped quarters on Gardenia Street to a spacious 21-acre site at Morrison Field, then a deactivated World War II Air Force Base and now Palm Beach International Airport. On February 7, 1948, under the direction of its first President, Palm Beach County School Superintendent John I. Leonard, PBJC was operating with a full schedule on its new campus on the western edge of West Palm Beach.

1950's

Reactivation of the base at Morrison Field for the Korean Conflict forced the College to surrender title of the property back to the Air Force, and PBJC faced a major crisis. The depression had long since vanished in the wave of prosperity brought on by World War II, and some community leaders were in favor of allowing PBJC to dissolve.

But spirited support by college students and faculty convinced the community that PBJC was a living, vital part of the growth pattern of the area. When it was apparent that the only location available was the one PBJC formerly used and shared with Palm Beach High School, the Town of Lake Park offered the Board of Public Instruction the use of its town hall on Park Avenue. Upon recommendation of the College Advisory Committee and the concurrence of state department officials, the BPI accepted the Lake Park Town Hall as the new home of Palm Beach Junior College.

The building was remodeled to meet College needs, and classes began at the new facility in September 1951. The space, however, proved to be inadequate, as PBJC was forced to carry on a curtailed program in restricted quarters. Enrollment and faculty dwindled, as PBJC's student body fell by more than half in that first semester in Lake Park. Serious consideration was given for further development of the Lake Park site, with the thought that the town could become the permanent location for PBJC. The addition of space rented in the Community Church of Lake Park allowed the College to increase its enrollment to the full capacity of its facilities until September 1955 when PBJC had to refuse admission to over 100 students. Soon the College was on the move once again.

When the Palm Beach County Commission donated 114 acres of land on the western shore of Lake Osborne west of Lake Worth in 1955, PBJC had finally found a permanent home. The State Legislature approved more than \$1 million for buildings, and construction soon began on PBJC's first permanent campus, which opened at the corner of Lake Worth Road and Congress Avenue to 651 students in September 1956. In 1958, Dr. Leonard retired, and Harold C. Manor became Palm Beach Junior College's second President.

1960's

Under the leadership of Dr. Manor, the College continued to develop an excellent academic reputation as well as strengthened its role in preparation of students for upper division work. At the same time, PBJC developed many specialized, business, technical and professional programs designed to be completed in one to two years. Before long, the College had expanded to nearly full use of its Lake Worth site. By the end of the decade, the College already had purchased land in Palm Beach Gardens for a second campus.

Black students were first accepted to the College in 1961, and four years later, in 1965, the Board of Public Instruction merged Roosevelt Junior College, a seven-year-old Black institution located in West Palm Beach, with Palm Beach Junior College. The merger of PBJC with Roosevelt, which was under the presidency of Britton G. Sayles, brought its properties, students and six of its 18 full-time faculty members to a united Palm Beach Junior College campus between June and August of that year.

Public junior colleges in Florida were operating under the county boards of public instruction until legislative action in February 1968 placed them under the jurisdiction of district boards of trustees. On July 1, 1968, the College Advisory Committee was dissolved and the College, which had been governed for 35 years by the Palm Beach County Board of Public Instruction, came under the authority of the Palm Beach Junior College District Board of Trustees.

1970's

Palm Beach Junior College opened the 1970s serving nearly 5,500 credit students – more than eight times the enrollment when the Lake Worth campus opened in 1956. By the early 1970s, satellite centers were established in temporary facilities in Belle Glade, Boca Raton and northern Palm Beach County.

The center in Belle Glade opened first, in the Fall of 1972. With the aid of the Glades Steering Committee, temporary facilities were obtained in the Belle Glade National Guard Armory and the north wing of Glades General Hospital. By 1974, classes were available at several locations, including Glades Central High School and the Glades Correctional Institute in Belle Glade, the Alexander D. Henderson University School at Florida Atlantic University in Boca Raton, and at four sites in northern Palm Beach County, including the Palm Beach Gardens and Suncoast High Schools.

Groundbreaking for the first buildings at the permanent Belle Glade location took place on a 40-acre site in 1976. Classes began in the new two-building, 12-classroom facility in January 1978.

Meanwhile, the North and South centers continued to develop through the '70s and into the '80s. Much of the growth during this time was the result of efforts by Edward M. Eissey, a former Board of Trustees member and PBJC alumnus, who became the College's third President on September 1, 1978, following the retirement of Dr. Manor.

1980's

Vigorous expansion in the areas of Continuing Education, service to senior citizens, new and innovative educational programs, increased cooperation with business and industry, closer ties with cities and the County, and unflagging zeal in pursuit of college objectives at both county and state levels became hallmarks of Dr. Eissey's administration. By 1987, PBJC was serving more than 42,000 students annually, 20,000 of whom were enrolled in non-credit vocational, continuing education, and avocational classes and programs.

At the beginning of the 1980s, problems with repair, renovation and equipment were becoming major issues for the College. To solve the new problems facing the College, PBJC asked the voters of Palm Beach County for help. The state legislature granted the College permission for a special election, and voters answered by granting a two-year half-mill levy by a wide margin on March 11, 1980.

Facilities expansion continued as credit enrollment passed the 10,000-student mark in the fall term of 1980. Construction began on the new PBJC North campus on PGA Boulevard in Palm Beach Gardens on July 26, 1980, with classes beginning on the 108-acre facility on May 6, 1982. In the fall term of 1983, PBJC South used portable classroom buildings on a 50-acre site leased from Florida Atlantic University in Boca Raton. In 1986, state funding for the first permanent classrooms was provided, and the first building at PBJC South opened in 1989.

By the end of the decade, the College was serving nearly 15,000 credit students per term. In 1988, the Board of Trustees approved Dr. Eissey's recommendation for a name change from Palm Beach Junior College to Palm Beach Community College (PBCC) to more accurately reflect its comprehensive mission and the expansion of its programs and services.

1990's

In 1991, PBCC North was renamed the Edward M. Eissey Campus in honor of the College's president. Also that year, Palm Beach Community College came full circle when the Palm Beach County School Board returned the original PBJC building on Gardenia Street to the college for a nominal payment of \$10. Plans were immediately made to restore and renovate the historic structure to use once again as an educational facility. Restoration was completed in 1997, and the building is now the de Hoernle Historical Building, with facilities to serve students in downtown West Palm Beach.

Meanwhile, the College continued to expand its offerings to include over 100 associate in arts, associate in science and certificate programs, continuing studies courses to upgrade job skills, and personal enrichment seminars. In 1994-95, Palm Beach Community College served nearly 54,000 students in all areas of instruction.

Following Dr. Eissey's retirement in November 1996, PBCC Vice President of Administration and Business Affairs Dr. G. Tony Tate, who had served the College for 39 years, assumed the presidency on an interim basis. Dr. Dennis P. Gallon was named the College's fourth president in July 1997.

Today

PBCC's self-study for the purpose of reaccreditation as well as evaluation and improvement of all areas of the College was completed in 2001; accreditation was reaffirmed by the Southern Association of Colleges and Schools in the fall of that year. Currently, the College is in the process of updating and implementing its five-year strategic plan, which will define the beliefs, objectives and strategies that PBCC will carry forward through the rest of the decade.

Under Dr. Gallon's leadership, the College has continued the expansion of its comprehensive mission by adding an array of workforce training programs to meet the changing needs of business and industry. In response to these needs, PBCC constructed an Education and Training Center at its Lake Worth campus; the facility was completed in May 2003.

Other areas of focus include designing and implementing a contemporary technology infrastructure to improve the quality of instruction and college operations, expanding distance-learning opportunities through television and the internet, and creating partnerships with education, business and other institutions and agencies in the community.

Section 2

Proposal to Establish a New West Central County Campus for Palm Beach Community College



Criteria for Establishing A Campus Or Center (SBE Rule 6A-14.0061 FAC. Campus and Center Designation)

Palm Beach Community College is submitting this proposal to the Florida Board of Education to establish the need to provide a new west central county campus that will better serve the rapidly growing west central areas of Palm Beach County. The goal is to expand instructional and support services to meet the demand of a growing population and assure that high school graduates pursuing a post-secondary education are prepared to enter the workforce well educated and trained to meet the growing demands of the community. This proposal is composed of two parts – 1. Criteria for Establishing a Campus or Center (SBE Rule 6A-14.0061 FAC. Campus and Center Designation) and 2. Justification for Designation.

A. The proposed New West Central County Campus for Palm Beach Community College is part of and consistent with the Long Range District Facilities’ Strategic Plan for the Overall Master Plan of the College.

The continued population growth of Palm Beach County, and in particular the growth in the west central county area, requires that Palm Beach Community College address the need for additional educational facilities. A new west central county campus is needed to serve the population in the west central county area. The Long Range Master Plan recommends that the College establish a center in the west central county area to accommodate the existing large population in that area, in order to better serve the area. It is expected that central county population growth will continue for the foreseeable future.

B. New Instructional and Support Services are necessary to Palm Beach Community College’s Long Range Plan.

The Palm Beach County area has experienced rapid and sustained growth for the past 30 years, and continued growth is expected for the next 25 years. For years the majority of this growth has been confined to the eastern half of the county. The three major eastern campuses have served most of that growing area, but the west central county area, Royal Palm Beach/Acreage/Wellington, are somewhat remote from the three major campuses.

- 1) Master Plan Area: It is recommended that the College establish a new west central county campus to serve the rapidly growing population in the Royal Palm Beach/Acreage/Wellington area (west central county). The new campus will be designed to meet the long range needs of this area.

C. **Document that the official fixed capital outlay student FTE enrollment has already achieved three thousand (3,000) full time equivalent students at each existing campus and that projected student enrollments are stable or increasing.**

1) According to the capital outlay FTE (full-time equivalency) projections accepted by the Division of Community Colleges and reported in Palm Beach Community College’s *Panorama 2005* report, the following Campuses and Center actual totals were shown for the 2004/2005 reporting year.

<u>Campus</u>	<u>FTE Enrollment</u>
Lake Worth	8,715
Palm Beach Gardens	3,302
Boca Raton	3,402
 <u>Center</u>	 <u>FTE Enrollment</u>
Belle Glade	668

The three existing campuses exceeded 3,000 full-time equivalent students for the 2004/05 school year, and are projected to increase (see Table 1 for projected FTE by campus). The Belle Glade center serves a conservatively growing, geographically isolated population.

Capital Outlay FTE Projections, FY 2006 – 2011

Table 1

Year	Lake Worth	P. B. Gardens	Belle Glade	Boca Raton	New Campus	College-wide Total
2005/06	7,142	3,260	415	3,386	2,043	16,246
2006/07	7,432	3,369	429	3,497	2,091	16,818
2007/08	7,691	3,480	444	3,610	2,141	17,366
2008/09	7,932	3,590	459	3,724	2,193	17,898
2009/10	8,178	3,703	472	3,837	2,246	18,436
2010/11	8,425	3,816	486	3,955	2,303	18,985

Source: Florida Department of Education Capital Outlay FTE Projections, 2005/2006 to 2010/2011

The average annual rate of growth for all sites for the last 5 years is about 10%. Table 2 shows the historic fundable FTE by campus and the annual college-wide growth rate.

Fundable FTE by Campus, FY 1999 - 2005

Table 2

Year	Lake Worth	P.B. Gardens	Belle Glade	Boca Raton	College-wide Total	Growth Rate
1998/1999	4,170	1,910	1,858	320	10,256	
1999/2000	4,465	1,885	410	1,968	10,727	4.6%
2000/2001	5,309	2,045	438	2,040	11,832	10.3%
2001/2002	6,213	2,449	485	2,266	13,414	13.4%
2002/2003	6,671	2,385	534	2,378	13,970	4.1%
2003/2004	7,071	2,441	535	2,507	14,557	4.2%
2004/2005	8,715	3,302	668	3,402	16,087	10.5%
				Change	5,831	56.9%
				6 Year Average	972	9.5%

Source: PBCC Panorama 2005

D. Certify that the facilities at existing Campus Centers are substantially completed and utilized.

- Over the years, Palm Beach Community College has expanded from their main campus in Lake Worth to campuses in Palm Beach Gardens, and Boca Raton and a Center at Belle Glade, to meet the post-secondary and vocational demands of a growing population. In addition to the geographically strategic placement and opening of additional campuses, PBCC has maximized the expansion of these existing locations. Currently, there is limited available space at the Lake Worth, Palm Beach Gardens, and Boca Raton campuses for future growth and expansion to meet the needs of a rapidly growing west central area of Palm Beach County.

FTE enrollment is based on enrollment hours. Trends in FTE will reflect changes in student semester hours (SSH) and credit hour equivalents (CHE). Since 1998, PBCC has seen a 56.9% increase in fundable FTE. During this same time, fundable enrollment hours have increased by more than 50%. The 2004/05 total enrollment at PBCC in terms of fundable

SSH and CHE set a new high for the 6th consecutive year. Table 3 shows the historic fundable SSH and CHE by campus, along with the average annual college-wide increase.

Fundable Student Semester Hours (SSH) and Credit Hour Equivalentents (CHE), FY 1999 – 2005

Table 3

Year	Lake Worth	P.B. Gardens	Belle Glade	Boca Raton	College-wide Total	Growth Rate
1998/1999	159,092.3	72,332.6	12,460.6	74,072.3	317,957.8	
1999/2000	170,258.3	74,686.6	15,709.0	77,987.7	338,641.5	6.5%
2000/2001	197,019.7	80,765.8	16,992.5	80,741.9	375,520.0	10.9%
2001/2002	228,936.0	89,081.0	18,812.5	89,741.4	426,570.8	13.6%
2002/2003	245,768.4	94,484.8	20,644.1	94,089.0	454,986.3	6.7%
2003/2004	259,764.8	96,678.1	20,814.0	99,187.6	476,444.5	4.7%
2004/2005	261,441.2	99,057.2	20,336.6	102,070.0	482,905.0	1.4%
				Change	164,947.2	51.9%
				6 Year Average	27,491.2	8.6%

Source: PBCC Panorama 2005

E. Provide documentation that the proposed new west central county campus is with the cooperation of other educational agencies within the Community College District and adjacent to the district.

1. Palm Beach Community College works cooperatively with Broward Community College, Indian River Community College, Florida Atlantic University, and the School District of Palm Beach County to ensure that the post-secondary, vocational, and life-long learning educational needs of the community are met through the most efficient use of their collective resources without competitive duplication of services.

F. Alternatives were considered by the Board of Trustees.

1. The use of alternative facilities has been considered. An existing facility has not been found in the area that could accommodate Palm Beach Community College’s programs. A future campus study was completed in 2005. This study recommended that a new community college campus needs be established to accommodate the rapid and continuous growth Royal Palm Beach/Acreage/Wellington area. Power Point slides of the study presentation are attached.

G. Possible exceptions to these criteria for establishing a new west central county campus.

1. The demographic of students to be served is rapidly changing. State

funding is based on FTE students which saw a 10.5% increase in 2004/2005. With numerous credit students taking less than a full load of classes, the headcount is much higher than the FTE – 48,208 in unduplicated headcount for 2004/2005 compared to 16,087 in FTE for the same year. The student population attending classes from early morning through the afternoon has caused classrooms during that timeframe to be at or near capacity. The increased demand for classes has caused some students to be locked out of a particular class. To meet the demand, PBCC offers classes in 12- and 8-week formats. The 8-week format is an express or accelerated term. The College also offers many distance learning programs.

1. Palm Beach Community College accommodates many training and certification programs. Over 14,000 students take non-credit classes annually. Palm Beach Community College offers training and certificate programs ranging from Business and Office Management, Child Care and Human Services, Computer Science and Information Technology, Communications, Engineering, Environmental Science and Horticulture, Healthcare, Public Safety, and Trade and Industrial. The need for these programs to continue to grow to meet the demands of businesses, industries and government offices in Palm Beach County will continue to push PBCC's need for more space.
2. The demographics of the population to be served are rapidly changing with the majority of the population ranging between the ages of 18 to 54.
3. Rapid and continued growth within Palm Beach County has been identified through studies conducted and commissioned by Palm Beach Community College. These studies have established a pattern of rapid and continued growth of families and workforce aged adults in the Wellington/Royal Palm Beach area. This growth is affecting PBCC's outreach availability to the community.

II. Justification for Designation

A. Programmatic Needs of the Area.

1. The needs of the west central area of Palm Beach County are not well served by the existing four main campuses. The problem is not programmatic but one of distance and program availability.
2. Palm Beach County continues to grow, especially the west central county, and the enrollment at PBCC continues to grow with it. The particular program needs of the area will be determined as the campus is planned.

B. Geographic Considerations

1. The greatest growth in Palm Beach County is occurring in the west central county area.
2. The mid point of the central county area is about 15 miles from the main campus in Lake Worth, and about 14 miles from the closest campus, in Palm Beach Gardens.
3. The infrastructure needed for a new campus will have to be planned. PBCC will be working with Palm Beach County government, municipalities, developers, land owners, utility providers and others to see that adequate infrastructure is in place or can be provided in a timely manner to support the planned campus. Planning for and meeting all of the new campus needs will be included as part of the site selection process.
4. Land owners in the area have shown willingness to cooperate with PBCC to see that a campus is located in their area. Their long range development and business requirements make it necessary to secure land needed for a campus as early as possible. The price of vacant land in Palm Beach County has doubled in the last few years, and the supply of available land is shrinking as available sites are developed. It is imperative that a site is secured as soon as possible.

C. Underserved Population

1. The largest high school contributor of students to PBCC, Wellington High School, is in the west central county area. There are several other new high schools in the area, including Seminole Ridge High School opened in 2005, Central Palm Beach High School opened in 2004, Royal Palm Beach High School in 1997 and another scheduled for construction. Together these create a large student demand which PBCC must serve.
2. There are few opportunities in the west central county area for continuing education for the large number of working people. There are opportunities to serve this large and growing population with a wide variety of college courses. In addition, enrichment courses can be provided for those interested in college work not directly related to work requirements.