

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-743-2009
County No: 063-MP-06
Celebration Pointe

April 3, 2017 2:39:34



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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: April 3, 2017 2:39:34	Single-Family:		Elementary: 84
Name: Celebration Pointe	Townhouse: 168		Middle: 45
SBBC Project Number: SBBC-743-2009	Garden Apartments: 282		
County Project Number: 063-MP-06	Mid-Rise:		High: 53
Municipality Project Number:	High-Rise:		
Owner/Developer: Celebration Pointe North, LLC	Mobile Home:		Total: 182
Jurisdiction: Margate	Total: 450		

Comments

District staff previously reviewed and issued a School Capacity Availability Determination (SCAD) Letter for this concurrent plat and site plan application for 580 (three-or-more bedroom) garden apartment units, which vests the project from public school concurrency requirements for the 249 students (112 elementary, 66 middle and 71 high school students) generated by the 580 units. The application proposes a reduction to 450 total units comprised of 168 (three or more bedroom) townhouse and 282 (three or more bedroom) garden apartment units, which is anticipated to generate 182 (84 elementary, 45 middle and 53 high school) students, for a net reduction of 67 students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2016/17 school year include Liberty Elementary, Margate Middle and Monarch High Schools. Although the project was previously determined to preliminarily meet public school concurrency on the basis that adequate school facilities were anticipated to be available to serve the project as proposed, the Capacity Allocation Team (CAT) convened on January 6, 2016 and allocated the needed high school student stations to Coconut Creek High School.

This application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements. This preliminary determination shall be valid until the end of the current 2016/17 school year or 180 days, whichever is greater, for a maximum of 168 (three or more bedroom) townhouse and 282 (three or more bedroom) garden apartment units as proposed in this application and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on September 29, 2017. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (SCAD), notification of final approval to the District has been provided and/or an extension of this Preliminary SCAD has been requested in writing and granted by the School District. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum the number, type and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units.

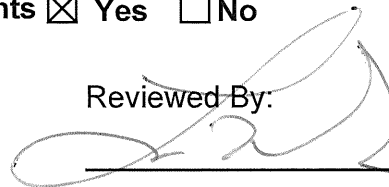
Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

SBBC-743-2009 Meets Public School Concurrency Requirements ☒ Yes ☐ No

4-3-17

Date

Reviewed By:



Signature

Lisa Wight

Name

Planner

Title