

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

SITE PLAN
SBBC-3446-2022
County No: TBD
Folio #: N/A
Novel of Margate
April 24, 2024



SCAD Expiration Date: October 14, 2024

Growth Management
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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT
Date: April 24, 2024 10:02:37 Folio # N/A	Single-Family:		Elementary: 12
Name: Nove of Margate	Townhouse: 82		Middle: 5
SBBC Project Number: SBBC-3446-2022	Garden Apartments:		High: 8
County Project Number: TBD	Mid-Rise:		Total: 25
Municipality Project Number: 23-00400014	High-Rise:		
Owner/Developer: Fimiani Development Corporation	Mobile Home:		
Jurisdiction: Margate	Total: 82		

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this site plan application that preliminarily vests the project for public school concurrency for 132 (three-bedroom or more) townhouse units, which were anticipated to generate 39 (19 elementary, 7 middle, and 13 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year included Atlantic West Elementary, Margate Middle, and Coconut Creek High. The same schools are serving the site in the 2023/24 school year. The project was determined to meet public school concurrency requirements because adequate school capacity was projected to be available to support the project.

This preliminary determination for 132 (three-bedroom or more) townhouse units was due to expire on April 17, 2024. However, the applicant requested an extension of this preliminary SCAD prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (April 17, 2024) and shall expire on October 14, 2024. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. This preliminary school concurrency determination shall be deemed void unless prior to October 14, 2024, notification of final approval to the District has been provided. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify 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, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

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

4/24/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title