The School Board of Broward County, Florida

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN
SBBC-3516-2023
County No:
Folio #: 494101310020
Shooster Property Multi-Family Residential
February 5, 2024

SCAD Expiration Date: August 3, 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: **February 5, 2024**	Folio # 494101310020	**Single-Family:**			Elementary:	4
Name: Shooster Property Multi-Family Residential		**Townhouse:**			Middle:	3
SBBC Project Number: SBBC-3516-2023		**Garden Apartments:**				
County Project Number:		**Mid-Rise:**	300		High:	10
Municipality Project Number:		**High-Rise:**				
Owner/Developer: 777 Properties, Inc.		**Mobile Home:**				
Jurisdiction: Margate		**Total:**	300		Total:	17

Comments

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this plat application that preliminarily vests the project for public school concurrency for 300 (135 one-bedroom and 165 two or more-bedroom) mid-rise units, which were anticipated to generate 17 (4 elementary, 3 middle, and 10 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 Schools. 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 300 (135 one-bedroom and 165 two or more-bedroom) mid-rise units was due to expire on February 5, 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 (February 5, 2024) and shall expire on August 03, 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 August 03, 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.

SBBC-3516-2023 Meets Public School Concurrency Requirements ☒ **Yes** ☐ **No**

2/6/2024

Date

Reviewed By:

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title