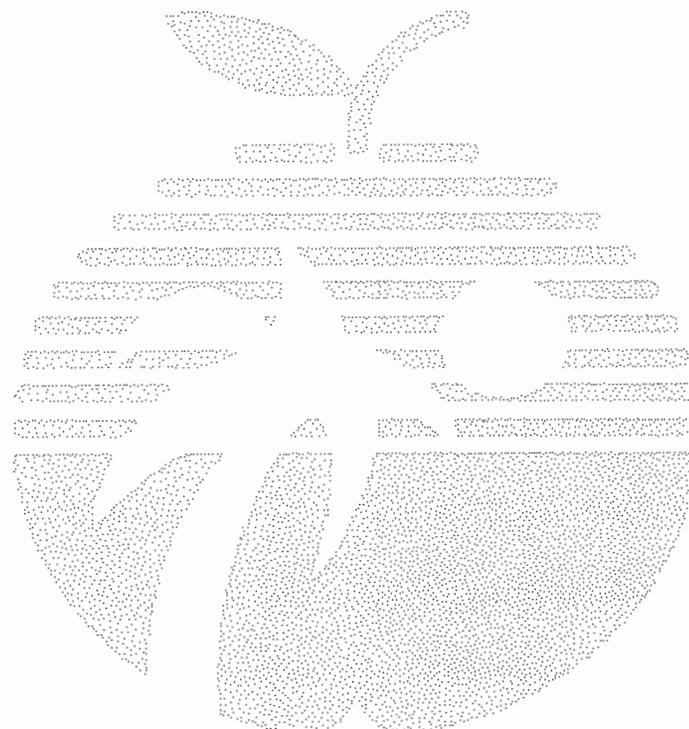


The School Board of Broward County, Florida  
**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**SITE PLAN**  
**SBBC-2874-2020**  
**County No: 019-MP-20**  
**Kingfisher Reserve**

June 22, 2021



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

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: June 22, 2021 8:56:04	Single-Family: 40		Elementary: 9
Name: Kingfisher Reserve	Townhouse:		Middle: 5
SBBC Project Number: SBBC-2874-2020	Garden Apartments:		High: 7
County Project Number: 019-MP-20	Mid-Rise:		Total: 21
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: JHTB Holdings, LLC	Mobile Home:		
Jurisdiction: Cooper City	Total: 40		

**Comments**

According to the application, no units are on the site. The site plan application proposed the development of 40 (four or more bedroom) single family units, which were anticipated to generate 21 (9 elementary, 5 middle and 7 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year included Embassy Creek Elementary, Pioneer Middle and Cooper City High Schools. This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the project as proposed. However, the District's Capacity Allocation Team convened on May 18, 2020 and determined to allocate the elementary school student stations that may be needed by the project to Griffin Elementary School.

Staff received a Resolution dated May 11, 2021 indicating that the Cooper City Commission gave final approval to the site plan application, consistent with the application reviewed by District staff. Therefore, this application is determined to satisfy public school concurrency on the basis that the project is vested for public school concurrency requirements for the units contained herein. Also, based on the City Commission's final approval, the students associated with this development are vested for public school concurrency purposes until expiration of the site plan. Unless the underlying approval expires or an extension of this Final SCAD has been requested in writing and granted by the School District, this final determination shall be valid until May 11, 2023, concurrent with the City's approval period of the site plan.

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