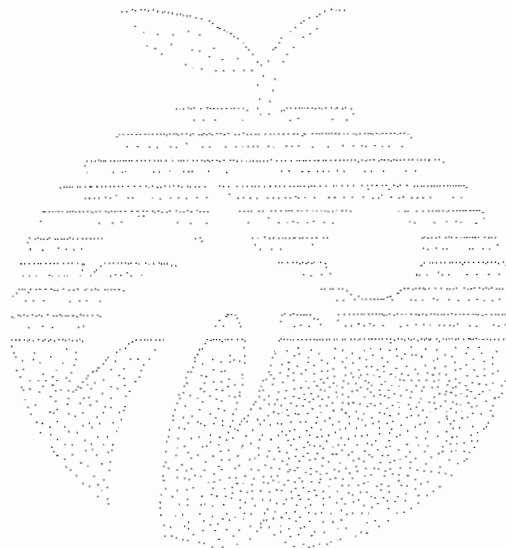


The School Board of Broward County, Florida  
**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION**

**SITE PLAN  
SBBC-3013-2021  
County No: 013-MP-21  
Zona Place**

**March 30, 2022**



Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
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**FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION  
SITE PLAN**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: March 30, 2022 3:37:11	Single-Family:	5,000 square feet of commercial	Elementary: 6
Name: Zona Place	Townhouse:		
SBBC Project Number: SBBC-3013-2021	Garden Apartments:		Middle: 5
County Project Number: 013-MP-21	Mid-Rise: 250		
Municipality Project Number: SP21-012	High-Rise:		High: 10
Owner/Developer: Town of Davie	Mobile Home:		
Jurisdiction: Davie	Total: 250		Total: 21

**Comments**

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this application for 250 (two or more bedroom) mid-rise units, which were anticipated to generate 21 (6 elementary, 5 middle and 10 high school) students.

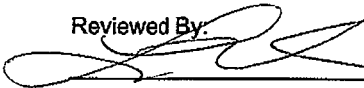
The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year included Davie Elementary, Driftwood Middle and Hollywood Hills High Schools. This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the residential development as proposed by the applicant.

Written correspondence from Town of Davie staff dated November 3, 2021 notified District staff that the Town of Davie Council gave final approval to the application consistent with the residential type and bedroom mix reviewed by District staff and stated above. 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 Council's final approval, the students associated with this development are vested for public school concurrency purposes of two years from the approval date, consistent with the expiration date for the site plan as granted by the governmental body. Unless the underlying approval for this project 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 November 3, 2023.

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

SBBC-3013-2021 Meets Public School Concurrency Requirement: ☒ Yes ☐ No

8-30-22  
Date

Reviewed By:   
Signature  
Lisa Wight  
Name  
Planner  
Title