

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

**PLAT**  
**SBBC-2550-2018**  
**County No: 090-MP-86**  
**Pembroke Pines City Hall Plat Amendment**

**May 18, 2022**

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## PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
<b>Date:</b> May 18, 2022 4:01:49	<b>Single-Family:</b>		Elementary: 1
<b>Name:</b> Pembroke Pines City Hall Plat Amendment	<b>Townhouse:</b>		
<b>SBBC Project Number:</b> SBBC-2550-2018	<b>Garden Apartments:</b>		Middle: 1
<b>County Project Number:</b> 090-MP-86	<b>Mid-Rise:</b> 30		
<b>Municipality Project Number:</b>	<b>High-Rise:</b>		High: 1
<b>Owner/Developer:</b> City of Pembroke Pines	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Pembroke Pines	<b>Total:</b> 30		Total: 3

### Comments

According to the application, there are 175 existing high-rise units permitted by the existing plat note, which vests the project for public school impact for the 6 (2 elementary, 3 middle and 1 high school) students generated. The application proposes 150 mid-rise units, with at least 80% of the units age restricted to housing for older persons. Therefore, up to 30 units may not be age restricted, and may generate 3 (1 elementary, 1 middle and 1 high school) students, for a net decrease of 3 students.

Schools serving the amendment site in the 2021/22 school year are Pine Lakes Elementary, Pines Middle, and Charles Flanagan High. This plat falls within the boundary of Land Use Plan Amendments PCT 17-2/PC 17-4 which is the subject of a Tri-Party Agreement (INSTR # 115697465) between the School Board, the City of Pembroke Pines and the County and **REQUIRES PAYMENT OF MITIGATION BASED ON THE HIGHER OF COST PER DWELLING UNIT OR SCHOOL IMPACT FEES AS SPECIFIED IN THE TRI-PARTY AGREEMENT** (for any residential units that are not age-restricted).

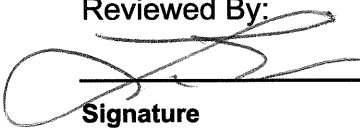
This application satisfies public school concurrency on the basis that the amendment is exempt from public school concurrency under 8.11(a)(2) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning (TRILA) and any residential units that are not age restricted are bound by the referenced Tri-Party Agreement and vested under for public school concurrency requirements under under Section 8.11(b)(2) of the TRILA. The determination shall be valid for 180 days and conditioned upon final approval by the applicable governmental body. As such, this determination will expire on November 13, 2022. 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. Please be advised that expiration of the SCAD will require a submission of a new application and fee for a new public school concurrency determination. 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.

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-2550-2018 Meets Public School Concurrency Requirement: ☒ Yes ☐ No

5-18-22  
Date

Reviewed By:  
  
Signature  
Lisa Wight  
Name  
Planner  
Title