

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

**PLAT**  
**SBBC-2969-2020**  
**County No: 001-MP-95**  
**Vista Clara Apartments at Deerfield Beach/Pennell**

**April 26, 2021**

**Growth Management**  
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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
<b>Date:</b> April 26, 2021 12:01:04	<b>Single-Family:</b>		Elementary: 4
<b>Name:</b> Vista Clara Apartments at Deerfield Beach/Pennell	<b>Townhouse:</b>		
<b>SBBC Project Number:</b> SBBC-2969-2020	<b>Garden Apartments:</b>		Middle: 3
<b>County Project Number:</b> 001-MP-95	<b>Mid-Rise:</b> 179		
<b>Municipality Project Number:</b> TBD	<b>High-Rise:</b>		High: 7
<b>Owner/Developer:</b> Deerfield Dev. Resources c/o BGPUP	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Deerfield Beach	<b>Total:</b> 179		Total: 14

**Comments**

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this plat application. The application proposed 179 (two or more bedroom) mid-rise units, which were determined to generate 11 (5 elementary, 2 middle and 4 high school) students. However, since the original review, the student generation rates contained in the Broward County Land Development Code were updated and the project is now anticipated to generate 14 (4 elementary, 3 middle and 7 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2019/20 school year included Deerfield Beach Elementary, Deerfield Beach Middle, and Deerfield Beach High Schools.

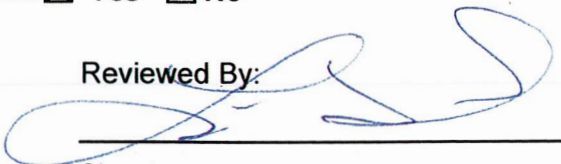
This preliminary determination (for a maximum of 179 (two or more bedroom) mid-rise units) was due to expire on May 14, 2021. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (May 14, 2021) and shall expire on November 9, 2021. This preliminary school concurrency determination shall be deemed to be void unless prior to November 9, 2021 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-2969-2020 Meets Public School Concurrency Requirement:  Yes  No

4/26/21  
Date

Reviewed By:   
Signature  
Lisa Wight  
Name  
Planner  
Title