Exhibit 4
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The School Board of Broward County, Florida
FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION

PLAT
SBBC-919-2010
County No: 033-MP-03
Downtown Davie

April 7, 2020 2:10:13

Growth Management
Facility Planning and Real Estate Department
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FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT

PROJECT INFORMATION		NUMBER & TYPE OF PROPOSED UNITS		OTHER PROPOSED USES	ADDITIONAL STUDENT IMPACT	
Date:	April 7, 2020 2:10:13	**Single-Family:**		Commercial and Student Housing	Elementary:	0
Name:	Downtown Davie	**Townhouse:**				
SBBC Project Number:	SBBC-919-2010	**Garden Apartments:**			Middle:	0
County Project Number:	033-MP-03	**Mid-Rise:**				
Municipality Project Number:		**High-Rise:**			High:	0
Owner/Developer:	Nob Hill Partners LLC	**Mobile Home:**				
Jurisdiction:	Davie	**Total:**	0		Total:	0

Comments

According to the information provided by the applicant, the current plat note permits 182 residential units consisting of 69 garden apartment units and 113 mid-rise units that prohibit the residence of school-aged children. While the application proposes to increase this mix by 4 additional midrise units (for a total of 117 midrise units), due to the age-restriction on these units, they are not anticipated to generate students into Broward County Public Schools. provided that a legally enforceable deed-restriction is recorded, this plat as proposed is deemed exempt for purposes of public school concurrency requirements.

Additionally, the plat site is not located adjacent to existing public schools or currently vacant school sites owned by the School Board and as proposed, will not have direct physical impact on Broward County Public Schools.

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

School Capacity Availability Determination - Prepared by the Facility Planning and Real Estate Department - The School Board of Broward County, Florida

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4/7/2020
_____
Date

Reviewed By:
Lisa Wight
_____
Signature

Lisa Wight
_____
Name

Planner
_____
Title

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