

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

**SITE PLAN**  
**SBBC-2706-2019**  
**County No: N/A**  
**Miramar Station**

**November 1, 2019**



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

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: November 1, 2019	Single-Family:	20,000 SF grocery use and 5,000 SF restaurant with drive-through component	Elementary: 15
Name: Miramar Station	Townhouse:		Middle: 7
SBBC Project Number: SBBC-2706-2019	Garden Apartments:		High: 11
County Project Number: N/A	Mid-Rise: 648		Total: 33
Municipality Project Number: TBD	High-Rise:		
Owner/Developer: Andrew Ansin	Mobile Home:		
Jurisdiction: Miramar	Total: 648		

**Comments**

According to the application, there are no residential units onsite. The application proposes 648 (192 one bedroom 456 two or more bedroom) midrise units, which are anticipated to generate 33 (15 elementary, 7 middle and 11 high school) students.

This project falls within the boundary of Land Use Plan Amendment (LUPA) PCT 05-4, for a Regional Activity Center (RAC) land use designation and is subject to the mitigation stated in the Recorded Tri-Party Agreement (Instru #115347076), which requires payment based on the student station cost factor or impact fees, whichever is higher. Though the proposed unit mix differs from the mix referenced in the Tri-Party Agreement, the City of Miramar's Director of Community and Economic Development verified in writing that the students generated by the proposed residential unit mix are still within the maximum addressed in the Tri-Party Agreement. As such, this project is vested for public school concurrency requirements per Section 8.11(b)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning.

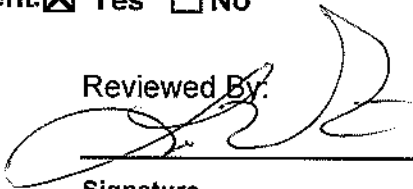
This application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for 180 days for a maximum of 648 (192 one bedroom 456 two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on April 28, 2020. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary 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. 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-2706-2019 Meets Public School Concurrency Requirement:  Yes  No

11/1/19  
\_\_\_\_\_  
Date

Reviewed By:   
\_\_\_\_\_  
Signature  
Lisa Wight  
\_\_\_\_\_  
Name  
Planner  
\_\_\_\_\_  
Title