

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

**PLAT**  
**SBBC-3247-2022**  
**County No: 002-MP-22**  
**Koosh Living**

**June 21, 2022**

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PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
<b>Date:</b> June 21, 2022 4:27:14	<b>Single-Family:</b>	This is a mixed use development that includes 13,500 sq. ft. of commercial use and 3,200 sq. ft. of office use.	<b>Elementary:</b> 9
<b>Name:</b> Koosh Living	<b>Townhouse:</b> 32		<b>Middle:</b> 6
<b>SBBC Project Number:</b> SBBC-3247-2022	<b>Garden Apartments:</b>		<b>High:</b> 11
<b>County Project Number:</b> 002-MP-22	<b>Mid-Rise:</b> 199		<b>Total:</b> 26
<b>Municipality Project Number:</b> PL-058-21	<b>High-Rise:</b>		
<b>Owner/Developer:</b> 3851 Stirling Holdings, LLLP	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Dania Beach	<b>Total:</b> 231		

**Comments**

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this application that preliminarily vests the project for public school concurrency for 32 townhouse and 199 mid-rise units, which were anticipated to generate 26 (9 elementary, 6 middle and 11 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year included Stirling Elementary, Attucks Middle and Hollywood Hills High Schools.

This preliminary determination (for a maximum of 32 townhouse and 199 mid-rise units) was due to expire on August 17, 2022. 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 (August 17, 2022) and shall expire on February 12, 2023. This preliminary school concurrency determination shall be deemed to be void unless prior to February 12, 2023, 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 expiration of the SCAD will require a submission of a new application and fee for a new public school concurrency determination.

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-3247-2022 Meets Public School Concurrency Requirement:  Yes  No

6/21/22

Date

Reviewed By:



Signature

Lisa Wight

Name

Planner

Title