

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

**PLAT**  
**SBBC-3054-2021**  
**County No: 025-MP-21**  
**Bristol Reserve**

**August 17, 2022**

Growth Management  
Facility Planning and Real Estate Department  
600 SE 3rd Avenue, 8th Floor  
Fort Lauderdale, Florida 33301  
Tel: (754) 321-2177 Fax: (754) 321-2179  
[www.browardschools.com](http://www.browardschools.com)

**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

| PROJECT INFORMATION                         | NUMBER & TYPE<br>OF PROPOSED | OTHER<br>PROPOSED | ADDITIONAL<br>STUDENT |
|---|------------------------------|-------------------|-----------------------|
| Date: August 17, 2022                       | Single-Family: 35            |                   | Elementary: 8         |
| Name: Bristol Reserve                       | Townhouse:                   |                   |                       |
| SBBC Project Number: SBBC-3054-2021         | Garden Apartments:           |                   | Middle: 4             |
| County Project Number: 025-MP-21            | Mid-Rise:                    |                   |                       |
| Municipality Project Number: TBD            | High-Rise:                   |                   | High: 6               |
| Owner/Developer: Weekley Bros. Leasing, LTD | Mobile Home:                 |                   |                       |
| Jurisdiction: Davie                         | Total: 35                    |                   | Total: 18             |

**Comments**

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this application for 35 (four or more bedroom) single family units, which was anticipated to generate 18 (8 elementary, 4 middle and 6 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year included Fox Trail Elementary, Indian Ridge Middle and Western High Schools. This application was determined to satisfy public school concurrency on the basis that adequate school capacity was anticipated to be available to support the residential development as proposed by the applicant.

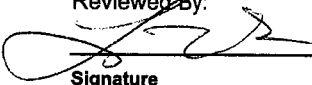
This preliminary determination (for a maximum of 35 (four or more bedroom) single family units) was due to expire on September 12, 2022. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (September 12, 2022) and shall expire on March 10, 2023. This preliminary school concurrency determination shall be deemed to be void unless prior to March 10, 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 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-3054-2021 Meets Public School Concurrency Requirement: ☒ Yes ☐ No

8/17/22  
Date

Reviewed By:   
Signature  
Lisa Wight  
Name  
Planner  
Title