

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

**PLAT**  
**SBBC-2538-2018**  
**County No: 002-MP-20**  
**Cornerstone Downtown Coral Springs**

**November 15, 2022**

**Growth Management**  
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| <b>PROJECT INFORMATION</b>                      | <b>NUMBER &amp; TYPE OF PROPOSED</b> | <b>OTHER PROPOSED</b> | <b>ADDITIONAL STUDENT</b> |
|---|--------------------------------------|-----------------------|---------------------------|
| <b>Date:</b> November 15, 2022                  | <b>Single-Family:</b>                |                       | <b>Elementary:</b> 16     |
| <b>Name:</b> Cornerstone Downtown Coral Springs | <b>Townhouse:</b>                    |                       |                           |
| <b>SBBC Project Number:</b> SBBC-2538-2018      | <b>Garden Apartments:</b>            |                       | <b>Middle:</b> 13         |
| <b>County Project Number:</b> 002-MP-20         | <b>Mid-Rise:</b> 708                 |                       |                           |
| <b>Municipality Project Number:</b> SUB-180001  | <b>High-Rise:</b>                    |                       | <b>High:</b> 28           |
| <b>Owner/Developer:</b> Coral Sample, LLC       | <b>Mobile Home:</b>                  |                       |                           |
| <b>Jurisdiction:</b> Coral Springs              | <b>Total:</b> 708                    |                       | <b>Total:</b> 57          |

**Comments**

District staff reviewed and issued a Final School Capacity Availability Determination (SCAD) Letter for this plat application that vested the project for the student impact associated with 352 (two or more bedroom) midrise units, which generates 29 (8 elementary, 7 middle, and 14 high school) students. The application was modified to 712 (two or more bedroom) midrise units, which was determined to generate 58 (16 elementary, 14 middle and 28 high school) students. This application reduces the proposed units to 708 (two or more bedroom) midrise units, which is anticipated to generate 57 (16 elementary, 13 middle and 28 high school) students, for a net decrease of 1 students. The proposed reduction is exempt under 8.11(a)(2) of the Third Amended and Restated Interlocal Agreement for Public Facility Planning.

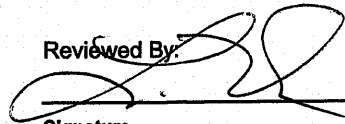
Therefore, this application is determined to satisfy public school concurrency on the basis that the student impact is vested for public school concurrency requirements. This preliminary determination shall be valid for 180 days for a maximum of 708 (two or more bedroom) midrise units and conditioned upon final approval by the applicable governmental body. As such, this preliminary determination will expire on May 13, 2023. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary School Capacity Availability Determination (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. 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. Upon the District's receipt of sufficient evidence of final approval which shall specify at the minimum 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-2538-2018 Meets Public School Concurrency Requirement:  Yes  No

11/15/22  
Date

Reviewed By:   
Signature  
Lisa Wight  
Name  
Planner  
Title