

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

SITE PLAN
SBBC-3161-2021
County No: N/A
Mayla Cypress Creek

March 16, 2022



Growth Management
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PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: March 16, 2022	Single-Family:	+/- 32,933 square feet of existing office	Elementary: 7
Name: Mayla Cypress Creek	Townhouse:		
SBBC Project Number: SBBC-3161-2021	Garden Apartments:		Middle: 6
County Project Number: N/A	Mid-Rise: 312		
Municipality Project Number: TBD	High-Rise:		High: 12
Owner/Developer: Citrix Systems Inc. and Cypress 6261 LLC	Mobile Home:		
Jurisdiction: Ft. Lauderdale	Total: 312		Total: 25

Comments

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this application for 312 (two or more bedroom) midrise units, which were anticipated to generate 25 (7 elementary 6 middle and 12 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2020/21 school year included Lloyd Estates Elementary, James Rickards Middle and Northeast 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.

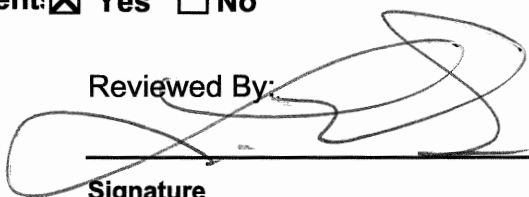
This preliminary determination (for a maximum of 312 (two or more bedroom) mid-rise units) was due to expire on April 4, 2022. However, the applicant requested an extension of this preliminary School Capacity Availability Determination (SCAD) prior to its expiration date. As such, the preliminary determination shall be valid for a one-time extension of an additional 180 days from the original expiration date (April 4, 2022) and shall expire on September 30, 2022. This preliminary school concurrency determination shall be deemed to be void unless prior to September 30, 2022, 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-3161-2021 Meets Public School Concurrency Requirement: ☒ Yes ☐ No

3/16/22
Date

Reviewed By: 
Signature
Lisa Wight
Name
Planner
Title