

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

PLAT
SBBC-3291-2022
County No: 021-MP-03
Sheridan House

March 31, 2022



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FINAL SCHOOL CAPACITY AVAILABILITY DETERMINATION PLAT

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: March 31, 2022	Single-Family:	38,000 sq. ft of administrative / accessory uses and 8 special residential facility category 2 units.	Elementary: 1
Name: Sheridan House	Townhouse: 6		Middle: 0
SBBC Project Number: SBBC-3291-2022	Garden Apartments:		High: 1
County Project Number: 021-MP-03	Mid-Rise:		Total: 2
Municipality Project Number:	High-Rise:		
Owner/Developer: Sheridan House, Inc.	Mobile Home:		
Jurisdiction: Davie	Total: 6		

Comments

According to the information provided by the applicant, the current plat note permits 2 single family homes and 35 villas (as well as the non residential use indicated above), which generates 11 (5 elementary, 2 middle and 4 high school) students. The application proposes to amend the note to 2 single family and 10 villas, which utilizing the maximum student generation rates for these unit types generate 3 (1 elementary, 1 middle and 1 high school) students, for a net reduction of 8 students. Therefore, pursuant to Section 8.11(a)(2) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning, the application is exempt because the plat note amendment does not generate additional students. Please be advised that the number of students generated is provided for informational purposes only. The application indicates that 2 (three bedrooms or less) single family units and 4 two bedroom villas exist onsite and are not scheduled for demolition, so the student impact for these are already factored into the District's five year student enrollment projections. For informational purposes, the unbuilt 6 (three or more bedroom) villas are anticipated to generate 2 (1 elementary and 1 high school) student into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year include Fox Trail Elementary, Indian Ridge and Western High Schools. Based on the Public School Concurrency Planning Document (PSCPD), the impacted schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of: 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2021/22- 2023/24), these schools are expected to maintain their current status. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

This application satisfies public school concurrency on the basis that the application is exempt. 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

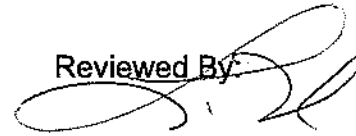
SBBC-3291-2022 Meets Public School Concurrency Requirement: ☒ Yes ☐ No

Exhibit 6
Page 3 of 3

Date

3/31/22

Reviewed By:



Signature

Lisa Wight

Name

Planner

Title