

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

**PLAT**  
**SBBC-3268-2022**  
**County No: 029-MP-19**  
**Folio #: 484234480010**  
**Gateway Luxury Apartments**  
**April 27, 2023**



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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION  
PLAT**

<b>PROJECT INFORMATION</b>	<b>NUMBER &amp; TYPE OF PROPOSED UNITS</b>	<b>OTHER PROPOSED USES</b>	<b>ADDITIONAL STUDENT IMPACT</b>
<b>Date:</b> April 27, 2023 10:42:43 Folio # 484234480010	<b>Single-Family:</b>		Elementary: 11
<b>Name:</b> Gateway Luxury Apartments	<b>Townhouse:</b>		Middle: 6
<b>SBBC Project Number:</b> SBBC-3268-2022	<b>Garden Apartments:</b> 128		High: 13
<b>County Project Number:</b> 029-MP-19	<b>Mid-Rise:</b>		Total: 30
<b>Municipality Project Number:</b> TBD	<b>High-Rise:</b>		
<b>Owner/Developer:</b> US Gateway Investments, LLC	<b>Mobile Home:</b>		
<b>Jurisdiction:</b> Pompano Beach	<b>Total:</b> 128		

**Comments**

District staff reviewed and issued a preliminary School Capacity Availability Determination (SCAD) Letter for this plat application that preliminarily vests the project for public school concurrency for 128 (three or more bedroom) garden apartment units, which were anticipated to generate 30 (11 elementary, 6 middle and 13 high school) students.

The school Concurrency Service Areas (CSA) serving the project site in the 2021/22 school year included Robert C. Markham Elementary, Crystal Lake Community Middle and Blanche Ely High Schools. The same schools are serving the site in the 2022/23 school year. The project was determined to meet public school concurrency requirements because adequate school capacity was projected to be available to support the project.

This preliminary determination for 128 (three or more bedroom) garden apartment units is due to expire on April 30, 2023. However, the applicant requested an extension of this preliminary 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 30, 2023) and shall expire on October 27, 2023. 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. This preliminary school concurrency determination shall be deemed void unless prior to October 27, 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-3268-2022 Meets Public School Concurrency Requirements**

Yes  No

4/27/2023

**Date**

Reviewed By:

*Glennika D. Gordon*

**Signature**

Glennika D. Gordon, AICP

**Name**

Planner

**Title**