

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

PLAT
SBBC-1852-2015
County No: 012-MP-85
PIXL

August 25, 2020



Growth Management
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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
PLAT**

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED UNITS	ADDITIONAL STUDENT IMPACT
Date: August 25, 2020	Single-Family:		Elementary:
Name: PIXL ^{8:40:49 AM} PIXL	Townhouse:		
SBBC Project Number: SBBC-1852-2015	Garden Apartments:		Middle: 4
County Project Number: 012-MP-85	Mid-Rise: 330		High: 7
Municipality Project Number: PP17-0034	High-Rise:		
Owner/Developer: PIXL Development, LLC	Mobile Home:		
Jurisdiction: City of Plantation	Total: 330		Total: 20

Comments

According to the information provided by the applicant, there are currently 147 townhouse units on the site, which generate 53 (26 elementary, 11 middle, and 16 high school) students. The application further indicates that of these, 147 townhouse units are built, which generate 53 (26 elementary school, 11 middle school and 16 high school) students. This application proposes a total of 477 units comprised of 147 townhouse and 330 mid-rise units, which will generate 73 (35 elementary, 15 middle and 23 high school) students. The student impact from the 147 townhouse units already built (and not scheduled for demolition) were removed from the analysis because it is already factored into the District's student enrollment projections, and staff reviewed the plat for 330 (two or more bedroom) mid-rise units, which is determined to generate 20 (9 elementary, 4 middle and 7 high school) students. Therefore, the students anticipated from the unbuilt units from this project is an additional 20 students.

This project falls within the boundary of Land Use Plan Amendment (LUPA) PC 04-3, for a Local Activity Center (LAC) land use designation and is subject to mitigation payment ("cost per dwelling unit") or school impact fees per unit, whichever is higher, as required by the Tri-Party Agreement between the School Board, the City of Plantation, and Broward County. As such, this project is vested for public school concurrency requirements per Section 8.11(b)(1) of the Third Amended and Restated Interlocal Agreement for Public School Facility Planning.

This application is determined to satisfy public school concurrency on the basis that the project is vested from public school concurrency requirements. This preliminary School Capacity Availability Determination (SCAD) Letter shall be valid for 180 days for a maximum of 147 townhouse and 330 mid-rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary SCAD Letter will expire on February 20, 2021. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the Preliminary 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. 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.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code

8/25/2020

Date

Reviewed By:

Lisa Wight

Signature

Lisa Wight

Name

Planner

Title