

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

**PLAT
OTHER
SBBC-2865-2020
County No: 010-MP-20
SLS Real Estate 4
October 21, 2020**



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**PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION
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PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED	OTHER PROPOSED	ADDITIONAL STUDENT
Date: October 21, 2020	Single-Family: 5		Elementary:
Name: SLS Real Estate 4	Townhouse:		Middle: 1
SBBC Project Number: SBBC-2865-2020	Garden Apartments:		High: 1
County Project Number: 010-MP-20	Mid-Rise:		Total: 3
Municipality Project Number: PP20-0006	High-Rise:		
Owner/Developer: SLS Real Estate 4, LLC	Mobile Home:		
Jurisdiction: Plantation	Total: 5		

Comments

District staff initially reviewed and issued a Preliminary School Capacity Availability Determination (SCAD) Letter for this application for 5 (four or more bedroom) single family units, which were anticipated to generate 3 (1 elementary, 1 middle and 1 high school) students.

The school Concurrency Service Areas (CSA) impacted by the project in the 2019/20 school year included Central Park Elementary, Plantation Middle and Plantation 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 5 single family units) was due to expire on October 17, 2020. 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 (October 17, 2020) and shall expire on April 14, 2021. This preliminary school concurrency determination shall be deemed to be void unless prior to April 14, 2021, 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-2865-2020 Meets Public School Concurrency Requirement: Yes No

Reviewed By:

Date

Signature
Lisa Wight

Name
Planner

Title